

***DG FARMS  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***  
***Regular Meeting***

***Date/Time:***  
***Monday, July 14, 2025***  
***6:00 P.M.***

***Location:***  
***Holiday Inn Express & Suites***  
***226 Teco Road***  
***Ruskin, Florida 33701***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# DG Farms Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors

**DG Farms Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the DG Farms Community Development District is scheduled for **Monday, July 14, 2025, at 6:00 P.M.** at the **Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Andy Mendenhall*

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** DG FARMS COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Monday, July 14, 2025

**Time:** 6:00 A.M.

**Location:** Holiday Inn Express & Suites  
226 Teco Road  
Ruskin, Florida 33701

Supervisor	Position	
Don Reichard	Chairman	
Rob Mendoza	Vice Chair	
Andrew Alexandre	Assistant Secretary	
Jeff Duzzny	Assistant Secretary	
Carolyn Schwalm	Assistant Secretary	

**ZOOM:** <https://us02web.zoom.us/j/5228949253>

Call In: +1 305 224 1968

Meeting ID: 522 894 9253

Passcode: 12345

Mute/Unmute: \*6

## ***Regular Meeting***

*For the full agenda packet, please contact [dgfarms@hikai.com](mailto:dgfarms@hikai.com)*

### **I. Call to Order / Roll Call**

### **II. Board Discussion of Budget – (30 minutes)**

**Exhibit 1**

### **III. Audience Comments – (limited to 3 minutes per individual on agenda items)**

### **IV. Staff & Vendor Reports**

A. District Counsel

B. District Engineer

C. Field Service Manager

#### **1. BrightView Reports**

a. Landscape Management

**Exhibit 2**

b. Irrigation Inspection

**Exhibit 3**

#### **2. Consideration/Approval of Tree Removal Proposals – Adam B's**

a. Four (4) Italian Cypress - \$800.00

**Exhibit 4**

b. Six (6) Small Trees and Three (3) Bushes - \$950.00

**Exhibit 5**

c. One (1) Palm Tree - \$995.00

**Exhibit 6**

D. District Manager

### **V. Administrative Items**

A. Consideration/Approval of the June 9, 2025, Regular Meeting Minutes

**Exhibit 7**

B. Consideration/Acceptance of the May 2025 Unaudited Financial Statements

**Exhibit 8**

**VI. Audience Comments – New Business –** *(limited to 3 minutes per individual)*

**VII. Supervisor Requests**

**VIII. Adjournment**

# EXHIBIT 1

## AGENDA

# DG FARMS CDD

## **FY 2026 PROPOSED BUDGET**

STATEMENT 1  
DG FARMS CDD  
FY 2026 PROPOSED BUDGET  
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
1 REVENUE								
2 GENERAL FUND REVENUES /(1)	\$ 498,346	\$ 614,636	\$ 667,879	\$ 1,034,182	\$ 964,425	\$ 959,293	\$ 964,425	\$ -
3 DEVELOPER FUNDING	-	-	-	-	-	-	-	-
4 LOT CLOSINGS	-	36,057	54,774	6,530	-	-	-	-
5 INTEREST	-	-	399	-	-	6,246	-	-
6 FUND BALANCE FORWARD	-	-	-	-	147,000	-	-	(147,000)
7 MISCELLANEOUS REVENUE	-	13,789	713	126	-	-	-	-
8 TOTAL REVENUE	498,346	664,483	723,765	1,040,837	1,111,425	965,539	964,425	(147,000)
9 EXPENDITURES								
10 GENERAL ADMINISTRATIVE								
11 SUPERVISORS COMPENSATION	\$ 2,360	\$ 7,576	9,801	9,400	13,000	8,800	13,000	-
12 PAYROLL TAXES	230	415	688	719	995	673	995	-
13 PAYROLL SERVICES	248	400	951	700	765	550	765	-
14 MANAGEMENT CONSULTING SERVICES	29,000	29,000	29,000	29,000	35,000	23,333	35,000	-
15 CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-	-	-
16 PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	-	-	-	-
17 ADMINISTRATIVE SERVICES	6,000	6,036	6,000	6,000	6,000	4,000	6,000	-
18 BANK FEES	290	-	15	46	180	-	180	-
19 MISCELLANEOUS	5,594	131	-	496	500	78	500	-
20 AUDITING SERVICES	3,100	3,814	3,900	4,100	3,600	-	3,600	-
21 TRAVEL PER DIEM	35	7	226	163	-	-	-	-
22 INSURANCE	19,712	20,677	27,387	40,765	42,660	34,875	49,000	6,340
23 REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
24 ROOM RENTAL	-	142	1,821	1,313	2,400	500	2,400	-
25 LEGAL ADVERTISEMENTS	2,997	1,826	499	422	2,000	59	2,000	-
26 ENGINEERING SERVICES	4,700	15,858	14,418	21,449	15,000	14,128	15,000	-
27 LEGAL SERVICES	13,079	18,809	19,682	11,509	15,000	7,383	15,000	-
28 MASS MAILING	-	1,726	2,466	156	2,200	-	2,200	-
29 WEBSITE HOSTING	2,015	2,015	2,015	2,015	2,015	1,848	2,015	-
30 TOTAL GENERAL ADMINISTRATIVE	\$ 125,535	\$ 144,608	155,045	\$ 164,430	\$ 141,490	\$ 96,403	147,830	6,340
31								
32 DEBT ADMINISTRATION:								
33 DISSEMINATION AGENT	6,000	5,000	5,000	6,000	6,000	6,000	6,000	-
34 TRUSTEE FEES	8,517	14,748	12,871	14,033	13,097	9,836	13,097	-
35 TRUST FUND ACCOUNTING	3,600	3,600	3,600	3,600	3,600	2,400	3,600	-
36 ARBITRAGE	650	650	950	1,425	475	1,425	475	-
37 DEBT SERVICE ADMIN - OTHER	-	6,000	-	-	-	-	-	-
38 TOTAL DEBT ADMINISTRATION:	18,767	29,998	22,421	25,058	23,172	19,661	23,172	-
39								
40 FIELD & PHYSICAL ENVIRONMENT								
41 COMPREHENSIVE FIELD TECH SERVICES	17,271	17,033	15,000	15,000	15,000	10,000	15,000	-
42 STREETPOLE LIGHTING	83,118	86,980	94,978	124,712	145,000	86,582	145,000	-
43 ELECTRICITY (IRRIGATION & POND PUMPS)	12,231	16,681	26,089	23,662	25,920	15,185	25,920	-
44 WATER	2,712	3,427	2,873	12,250	10,800	13,863	12,500	1,700

STATEMENT 1  
DG FARMS CDD  
FY 2026 PROPOSED BUDGET  
GENERAL FUND (O&M)

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
45 LANDSCAPING MAINTENANCE	148,928	200,022	216,400	176,802	202,632	128,831	202,632	-
46 LANDSCAPE REPLENISHMENT	13,147	13,289	15,282	6,473	10,000	3,742	10,000	-
47 IRRIGATION MAINTENANCE	11,357	18,747	6,894	6,797	12,000	4,749	12,000	-
48 POND & LAKE MAINTENANCE	15,602	17,486	14,759	15,752	16,752	10,501	16,752	-
49 SOLID WASTE DISPOSAL	3,195	2,005	995	2,000	2,800	1,600	2,800	-
50 NPDES & STORMDRAIN INSPECT/REP		410	-	-		-		-
51 WILDLIFE REMOVAL	142	-	-	-	3,400	-	3,400	-
52 FOUNTAIN MAINTENANCE & REPAIR	2,657	1,308	3,840	1,804	1,700	844	1,700	-
53 GATE MAINTENANCE & REPAIR	1,949	22,559	24,890	17,337	5,000	40,730	5,000	-
54 PET WASTE REMOVAL	3,368	4,144	5,108	4,590	5,308	1,747	5,308	-
55 HOLIDAY LIGHTING	5,000	5,850	7,000	967	5,500	-	5,500	-
56 GATE CLICKERS & TRANSMITTERS	3,350	700	6,400	-	3,000	-	3,000	-
57 MISCELLANEOUS	8,792	3,000	23,053	4,343	15,500	31,897	15,500	-
58 TOTAL FIELD & PHYSICAL ENVIRONMENT	332,819	413,641	463,559	412,489	480,312	350,271	482,012	1,700
59								
60 AMENITY CENTER OPERATIONS								
61 POOL & WATER FEATURE SERVICE CONTRACT	11,175	13,725	13,475	13,144	15,000	5,600	15,000	-
62 POOL MAINTENANCE & REPAIR	2,456	1,110	12,425	58	10,000	45,242	10,000	-
63 POOL PERMIT	325	275	275	275	275	275	275	-
64 AMENITY MANAGEMENT	2,816	4,667	7,000	7,012	7,020	4,680	7,080	60
65 AMENITY CENTER CLEANING & MAINTENANCE	7,725	7,010	6,475	6,500	7,800	5,200	8,400	600
66 AMENITY CENTER INTERNET	2,100	3,238	3,915	2,555	2,400	1,729	3,000	600
67 AMENITY CENTER ELECTRICITY	7,218	3,088	-	-	-	-	-	-
68 AMENITY CENTER WATER	6,814	9,505	10,589	8,088	9,300	-	9,300	-
69 AMENITY CENTER PEST CONTROL	360	-	2,360	3,540	3,500	3,169	4,200	700
70 POWER WASH AMENITY	2,250	3,250	5,000	5,000	3,000	3,550	3,600	600
71 LANDSCAPE REPLACEMENT - INFILL	-	-	-	-	5,000	-	5,000	-
72 MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	-	9,423	800	2,825	10,000	11,924	10,000	-
73 AMENITY CENTER FURNITURE REPAIR & REPLACEMENT	16,122	-	-	-	-	-	-	-
74 SECURITY SERVICES	637	1,480	-	2,400	10,000	2,415	10,000	-
75 SECURITY MONITORING	-	1,898	-	-	3,620	3,990	4,900	1,280
76 CONTINGENCY - POOL PROJECT	-	1,250	35,368	35,543	304,537	88,305	145,657	(158,880)
77 INCREASE IN OPERATING RESERVES	-	-	-	65,000	75,000	75,000	75,000	-
78 TOTAL AMENITY CENTER OPERATIONS	59,998	59,919	97,682	151,938	466,452	251,079	311,412	(155,040)
79								
83 TOTAL EXPENDITURES	537,119	645,111	738,707	753,916	1,111,426	717,414	964,425	
84								
85 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(38,773)	19,371	(14,942)	286,922	-	248,125	-	-
86 FUND BALANCE - BEGINNING	36,188	(2,584)	16,787	1,845	353,767	353,767	428,767	
87 FUND BALANCE ASSIGNED FOR OPERATING RESERVE			65,000		75,000	75,000	75,000	
88 FUND BALANCE - ENDING	(2,584)	16,787	1,845.36	353,767	428,767	676,892	503,767	

**STATEMENT 2**  
**DG FARMS CDD**  
**FY 2026 BUDGET GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

Lot Width	Planned Lots	ERU	Total ERU	% ERU
40'	263	0.90	236.70	36.31%
50'	282	1.00	282.00	43.26%
60'	69	1.20	82.80	12.70%
70'	36	1.40	50.40	7.73%
<b>Total</b>	<b>650</b>		<b>651.90</b>	<b>100.00%</b>

**2. O&M Assessment Requirement ("AR")**

AR = Total Expenditures - NET<sup>(1)</sup>: **964,425** \$0.00  
Total ERU: 651.90  
Total AR - NET / ERU: **\$1,479.41**  
Total AR / ERU - gross: \$1,573.84

**3. Proposed FY 2026 - Allocation of AR (Difference Due to Rounding) & O&M Assmt.(2)**

Lot Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.
40'	263	0.90	\$1,331.47	\$350,175.56	\$1,416.45	\$372,526.35
50'	282	1.00	\$1,479.41	\$417,192.68	\$1,573.84	\$443,822.88
60'	69	1.20	\$1,775.29	\$122,494.87	\$1,888.60	\$130,313.40
70'	36	1.40	\$2,071.17	\$74,562.10	\$2,203.37	\$79,321.32
<b>Total</b>	<b>650</b>			<b>\$964,425.20</b>		<b>\$1,025,983.95</b>

**4. FY 2025 Adopted - Allocation of AR (Difference Due to Rounding) & O&M Assmt.**

Lot Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.
40'	263	0.90	\$1,331.47	\$350,175.56	\$1,416.45	\$372,526.35
50'	282	1.00	\$1,479.41	\$417,192.68	\$1,573.84	\$443,822.88
60'	69	1.20	\$1,775.29	\$122,494.87	\$1,888.60	\$130,313.40
70'	36	1.40	\$2,071.17	\$74,562.10	\$2,203.37	\$79,321.32
<b>Total</b>	<b>650</b>			<b>\$964,425.20</b>		<b>\$1,025,983.95</b>

**5. Difference per Lot between Adopted FY 2024 and Proposed FY 2025**

Lot Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.	NET Monthly Change /Lot
40'	263	0.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50'	282	1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60'	69	1.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
70'	36	1.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>650</b>			<b>\$0.00</b>		<b>\$0.00</b>	

**STATEMENT 3  
DG FARMS CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENT SCOPE OF SERVICE	ANNUAL AMOUNT
<b>ADMINISTRATIVE SERVICES</b>				
SUPERVISORS COMPENSATION	BOARD OF SUPERVISORS	1511001	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 5 Board Members per Meeting , 13 Meetings Considered	13,000
PAYROLL TAXES	N/A	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% of BOS Payroll	995
PAYROLL SERVICES	INNOVATIVE	1511116	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	765
MANAGEMENT CONSULTING SERVICES	Kai	1513005	The District receives Management & Accounting services as part of the agreement	35,000
ADMINISTRATIVE SERVICES	Kai	1513020	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	6,000
BANK FEES	BANK UNITED	1513025	Fees associated with maintaining the District's bank accounts and the ordering of checks	180
MISCELLANEOUS	NOT APPLICABLE	1513030	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	500
AUDITING SERVICES	DMHB CPA	1513035	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	3,600
INSURANCE	EGIS INSURANCE	1513100	The District's General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS.	49,000
REGULATORY AND PERMIT FEES	DEO	1513050	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	175
ROOM RENTAL	Holiday Inn	1513054	District meeting conference room rental for the hosting of the meetings	2,400
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	2,000
ENGINEERING SERVICES	STANTEC CONSULTING	1513060	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	15,000
LEGAL SERVICES	STRALEY ROBIN	1513065	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager	15,000
MASS MAILING		1513071	As needed to mail correspondence to the residents	2,200
WEBSITE HOSTING	Campus Suite	1513075	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	2,015
<b>DEBT ADMINISTRATION:</b>				
DISSEMINATION AGENT	Disclosure Services, LLC	1513125	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	6,000
TRUSTEE FEES	US Bank	1513130	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is estimate based on trustee remittance for Series 2014, Series 2016 and Series 2020	13,097
TRUST FUND ACCOUNTING	Kai	1513140	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements, approximates \$300 Monthly	3,600
ARBITRAGE	Arbitrage Rebate Counselors	1513150	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the Bonds	475
<b>FIELD &amp; PHYSICAL ENVIRONMENT</b>				
COMPREHENSIVE FIELD TECH SERVICES	Kai	1530000	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	15,000
STREETPOLE LIGHTING	TECO & GIG	1530010	The District contracts for streetlight service: Phase 2 has 26 fixtures at an average monthly cost of \$1,200. Phase 1B has 58 fixtures at a monthly cost of \$2,700. Phase 3 has 21 fixtures with a monthly cost of \$900. Phase 6A 17 fixtures with a monthly cost of \$775. Phase 1A has 30 fixtures at a monthly cost of \$1,275 and US Hwy 101 has 15 fixtures at a cost of \$650 per month. Gig Fiber has installed solar lighting in the District at a cost of \$200 per month for 4 lights. An additional 40 streetlights are anticipated to be coming online with associated deposits. Deposit total is \$4,000 with additional 40 streetlights at \$2,050 monthly	145,000
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	1530015	The District utilizes Electric to maintain irrigation system & pond pumps. Meters are located at 16510 & 16568 Emerald Blossom and 5009 Bella Armonia & 16414 Little Gardenand 16550 Emerald Blossom (5 bills). Amounts reflect average usage of \$2,160	25,920
WATER	BOCC	1530020	The District utilizes reclaimed and potable for irrigation and common area usage. Amount depicted reflects average amount based on usage	12,500
LANDSCAPING MAINTENANCE	Brightview	1530030	Includes Core Maintenance Services of mowing, detailing, fertilization & pest control, annual replacements, tree trimming, and irrigation inspections. Annual cost for service is \$165,828. Mulch install is \$10,500. Additional services were added in November 2021. First addendum is for annual changeouts for \$1,764 annually. 2nd addendum is for phase 7 at \$16,560 annually. Phase 8 pond is at \$665 monthly	202,632
LANDSCAPE REPLENISHMENT	Brightview	1530035	Amounts appropriated for replenishment of landscape needs	10,000
IRRIGATION MAINTENANCE	Brightview	1530040	As needed repairs and maintenance of the landscape irrigations system. Amount is estimated for the repairs and maintenance based on historical averages	12,000
POND & LAKE MAINTENANCE	Florida Lake & Pond	1530050	Pond maintenance for 19 waterways at 29.17 acres with a minimum of 24 inspections at a monthly burden of \$1,450 monthly. Amount includes an additional \$1,000 for miscellaneous pond maintenance	16,752

**STATEMENT 3  
DG FARMS CDD  
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENT SCOPE OF SERVICE	ANNUAL AMOUNT
SOLID WASTE DISPOSAL	H2	1530055	The District contracts with H2 Pool service for debris and waste removal at the clubhouse. Included an additional \$400 for extra pickups	2,800
WILD LIFE REMOVAL		1530075	The District contracts for wildlife removal services in the District such as Hogs ; anticipated costs are \$1,700/mo to trap for an estimated 2 months when needed	3,400
GATE MAINTENANCE & REPAIRS	VARIOUS	1530095	Estimated as needed, inclusive of Door King expenditures for energizing remote access, for 2 gates \$55/mo per gate, \$145/mo Contact One service and \$1,940 repairs	5,000
FOUNTAIN MAINTENANCE & REPAIRS	Florida Fountains & Equipment, LLC	1530085	The District contracts for Fountain repair and maintenance as an amount of \$175/qtr inspections. The budget also considers an additional \$1,000 for the actual repairs for year	1,700
PET WASTE REMOVAL	POOP 911	1530096	Removal of waste and bags placed in 11 waste stations. Clean stations as needed (removing bird droppings, spray disinfectant on or in station). Includes 3000 bags annually for a price of \$300	5,308
HOLIDAY LIGHTS		1530100	Seasonal lights	5,500
GATE CLICKERS		1530120	The District provides for clickers - access - for all new residents. The budget considers approximately 100 clickers/50 homes (\$30 each)	3,000
MISCELLANEOUS		1530125	Estimated as needed, inclusive of amounts for any electrical repairs. Also includes quarterly maintenance inspections of electrical/plumbing/general at \$150 per quarter.	15,500
<b>AMENITY CENTER OPERATIONS</b>				
POOL SERVICE CONTRACT	H2 POOL SERVICES	1540000	H2 Pools - Service pool and water feature monthly. March thru November is 4 day cleaning and 5 day chemicals. December thru February is 4 day cleaning and 4 day chemical	15,000
POOL MAINTENANCE & REPAIR		1540005	An additional \$10,000 is estimated for additional pool repairs	10,000
POOL PERMIT	STATE OF FLORIDA	1540010	Annual Charge	275
AMENITY MANAGEMENT	Kai	1540013	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity at a rate of \$590 per month.	7,080
AMENITY CENTER CLEANING & MAINTENANCE	H2 CLEANING SERVICES	1540016	Amenity Cleaning . March thru November is 5 day cleaning & December thru February is 4 day cleaning at a rate of \$700 per month	8,400
AMENITY CENTER INTERNET	BRIGHTHOUSE	1540020	Brighthouse estimated at \$200 per month	3,000
AMENITY CENTER WATER	HILLSBOROUGH COUNTY	1540030	Estimated based on usage approximates \$775	9,300
AMENITY CENTER PEST CONTROL	2600	1540035	Annual ant treatment plus an additional \$75 per mo for additional routine service	4,200
POWER WASH AMENITY	H2 CLEANING SERVICES	1540038	Power wash 1x monthly	3,600
LANDSCAPE REPLACEMENT - INFILL	ALL AMERICAN LAWN & TREE	1540048	Consideration for amenity center infill	5,000
MISC. AMENITY CENTER REPAIRS & MAINTENANCE		1540050	Key pad maint, painting, plumbing, electric, misc.	10,000
SECURITY SERVICES		1540059	The District contracts for additional security services as needed	10,000
SECURITY MONITORING	DKS	1540058	The District has contracted with Door King to provide monthly monitoring at \$1,620 annually . Am additional \$2,000 was added for any repairs that may be necessary	4,900
CONTINGENCY - POOL PROJECT		1540070	Amenity Center and project enhancements for pool .	145,657
INCREASE IN OPERATING RESERVES		1540081	This is for an increase in operating reserves	75,000
<b>TOTAL EXPENDITURES</b>				<b>\$964,425</b>
				<b>\$964,425</b>
				<b>50</b>

**STATEMENT 4  
DG FARMS CDD  
DEBT SERVICE REQUIREMENTS**

	SERIES 20205	SERIES 2016	SERIES 2020	TOTAL FY 2026 BUDGET
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON ROLL (GROSS)	187,779	265,665	186,536	639,980
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-			-
LESS: EARLY PAYMENT DISCOUNT	(7,511)	(10,627)	(7,461)	(25,599)
<b>TOTAL REVENUE</b>	<b>180,268</b>	<b>255,038</b>	<b>179,074</b>	<b>1,416</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	3,756	5,313	3,731	12,800
INTEREST EXPENSE				
05/01/26	49,874	86,538	54,113	190,524
11/01/26	48,158	84,381	53,056	185,596
PRINCIPAL RETIREMENT				
05/01/26	78,000	75,000	65,000	218,000
<b>TOTAL EXPENDITURES</b>	<b>179,788</b>	<b>251,232</b>	<b>175,899</b>	<b>606,919</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>480</b>	<b>3,806</b>	<b>3,175</b>	<b>7,461</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS, gross) to Series 2014A-1 Lots, per SAMR**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT
45'	50	0.90	45.00	19.72%	37,050	741.00
50'	50	1.00	50.00	21.91%	41,150	823.00
50' Paid Off	0	0.00	0.00	0.00%	-	-
60'	69	1.20	82.80	36.28%	68,103	987.00
70'	36	1.40	50.40	22.09%	41,472	1,152.00
<b>TOTAL</b>	<b>205</b>		<b>228.20</b>	<b>100.00%</b>	<b>187,775</b>	

**Table 2. Allocation of Maximum Annual Debt Service (MADS, gross) to Series 2016 Lots**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT
40'-45'	154	0.90	138.60	60.63%	162,391	1,054.48
50'	90	1.00	90.00	39.37%	105,448	1,171.65
<b>TOTAL</b>	<b>244</b>		<b>228.60</b>	<b>100.00%</b>	<b>267,839</b>	

**Table 3. Allocation of Maximum Annual Debt Service (MADS, gross) to Series 2020 Lots, per SAMR**

Lot Width	Lots	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT before Partial Paydown	ASSMT/LOT after Partial Paydown
40'	59	0.80	47.20	33.67%	78,614	1,332.44	1,063.83
50'	93	1.00	93.00	66.33%	154,897	1,665.55	1,329.79
<b>TOTAL</b>	<b>152</b>		<b>140.20</b>	<b>100.00%</b>	<b>233,511</b>		

**STATEMENT 5**  
**DG FARMS CDD**  
**\$2,267,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**  
**AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/25			44,332	44,332	-	2,267,000
5/1/26	78,000	4.40%	49,874	127,874		2,189,000
11/1/26			48,158	48,158	176,032	2,189,000
5/1/27	82,000	4.40%	48,158	130,158		2,107,000
11/1/27			46,354	46,354	176,512	2,107,000
5/1/28	85,000	4.40%	46,354	131,354		2,022,000
11/1/28			44,484	44,484	175,838	2,022,000
5/1/29	89,000	4.40%	44,484	133,484		1,933,000
11/1/29			42,526	42,526	176,010	1,933,000
5/1/30	93,000	4.40%	42,526	135,526		1,840,000
11/1/30			40,480	40,480	176,006	1,840,000
5/1/31	97,000	4.40%	40,480	137,480		1,743,000
11/1/31			38,346	38,346	175,826	1,743,000
5/1/32	102,000	4.40%	38,346	140,346		1,641,000
11/1/32			36,102	36,102	176,448	1,641,000
5/1/33	106,000	4.40%	36,102	142,102		1,535,000
11/1/33			33,770	33,770	175,872	1,535,000
5/1/34	111,000	4.40%	33,770	144,770		1,424,000
11/1/34			31,328	31,328	176,098	1,424,000
5/1/35	116,000	4.40%	31,328	147,328		1,308,000
11/1/35			28,776	28,776	176,104	1,308,000
5/1/36	121,000	4.40%	28,776	149,776		1,187,000
11/1/36			26,114	26,114	175,890	1,187,000
5/1/37	127,000	4.40%	26,114	153,114		1,060,000
11/1/37			23,320	23,320	176,434	1,060,000
5/1/38	132,000	4.40%	23,320	155,320		928,000
11/1/38			20,416	20,416	175,736	928,000
5/1/39	138,000	4.40%	20,416	158,416		790,000
11/1/39			17,380	17,380	175,796	790,000
5/1/40	144,000	4.40%	17,380	161,380		646,000
11/1/40			14,212	14,212	175,592	646,000
5/1/41	151,000	4.40%	14,212	165,212		495,000
11/1/41			10,890	10,890	176,102	495,000
5/1/42	158,000	4.40%	10,890	168,890		337,000
11/1/42			7,414	7,414	176,304	337,000
5/1/43	165,000	4.40%	7,414	172,414		172,000
11/1/43			3,784	3,784	176,198	172,000
5/1/44	172,000	4.40%	3,784	175,784		-
<b>Total</b>	<b>\$ 2,267,000</b>				<b>\$ 3,168,798</b>	

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 176,512

**STATEMENT 6**  
**DG FARMS CDD**  
**\$3,415,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/24	70,000	5.750%	90,563	160,563		3,150,000
11/1/24	-	5.750%	88,550	88,550	249,113	3,080,000
5/1/25	70,000	5.750%	88,550	158,550		3,010,000
11/1/25	-	5.750%	86,538	86,538	245,088	3,010,000
5/1/26	75,000	5.750%	86,538	161,538		2,935,000
11/1/26	-	5.750%	84,381	84,381	245,919	2,935,000
5/1/27	80,000	5.750%	84,381	164,381		2,855,000
11/1/27	-	5.750%	82,081	82,081	246,463	2,855,000
5/1/28	85,000	5.750%	82,081	167,081		2,770,000
11/1/28	-	5.750%	79,638	79,638	246,719	2,770,000
5/1/29	90,000	5.750%	79,638	169,638		2,680,000
11/1/29	-	5.750%	77,050	77,050	246,688	2,680,000
5/1/30	95,000	5.750%	77,050	172,050		2,585,000
11/1/30	-	5.750%	74,319	74,319	246,369	2,585,000
5/1/31	100,000	5.750%	74,319	174,319		2,485,000
11/1/31	-	5.750%	71,444	71,444	245,763	2,485,000
5/1/32	110,000	5.750%	71,444	181,444		2,375,000
11/1/32	-	5.750%	68,281	68,281	249,725	2,375,000
5/1/33	115,000	5.750%	68,281	183,281		2,260,000
11/1/33	-	5.750%	64,975	64,975	248,256	2,260,000
5/1/34	120,000	5.750%	64,975	184,975		2,140,000
11/1/34	-	5.750%	61,525	61,525	246,500	2,140,000
5/1/35	130,000	5.750%	61,525	191,525		2,010,000
11/1/35	-	5.750%	57,788	57,788	249,313	2,010,000
5/1/36	135,000	5.750%	57,788	192,788		1,875,000
11/1/36	-	5.750%	53,906	53,906	246,694	1,875,000
5/1/37	145,000	5.750%	53,906	198,906		1,730,000
11/1/37	-	5.750%	49,738	49,738	248,644	1,730,000
5/1/38	150,000	5.750%	49,738	199,738		1,580,000
11/1/38	-	5.750%	45,425	45,425	245,163	1,580,000
5/1/39	160,000	5.750%	45,425	205,425		1,420,000
11/1/39	-	5.750%	40,825	40,825	246,250	1,420,000
5/1/40	170,000	5.750%	40,825	210,825		1,250,000
11/1/40	-	5.750%	35,938	35,938	246,763	1,250,000
5/1/41	180,000	5.750%	35,938	215,938		1,070,000
11/1/41	-	5.750%	30,763	30,763	246,700	1,070,000
5/1/42	190,000	5.750%	30,763	220,763		880,000
11/1/42	-	5.750%	25,300	25,300	246,063	880,000
5/1/43	200,000	5.750%	25,300	225,300		680,000
11/1/43	-	5.750%	19,550	19,550	244,850	680,000
5/1/44	215,000	5.750%	19,550	234,550		465,000
11/1/44	-	5.750%	13,369	13,369	247,919	465,000
5/1/45	225,000	5.750%	13,369	238,369		240,000
11/1/45	-	5.750%	6,900	6,900	245,269	240,000
5/1/46	240,000	5.750%	6,900	246,900		-
<b>Total</b>	<b>\$ 3,150,000</b>				<b>\$ 5,430,225</b>	

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 249,725

**STATEMENT 7**  
**DG FARMS CDD**  
**\$3,855 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/24	-	2.750%	55,006	55,006	55,006	2,895,000
5/1/25	65,000	2.750%	55,006	120,006		2,830,000
11/1/25	-	2.750%	54,113	54,113	174,119	2,830,000
5/1/26	65,000	2.750%	54,113	119,113		2,765,000
11/1/26	-	2.750%	53,056	53,056	172,169	2,765,000
5/1/27	70,000	2.750%	53,056	123,056		2,695,000
11/1/27	-	3.250%	51,919	51,919	174,975	2,695,000
5/1/28	70,000	3.250%	51,919	121,919		2,625,000
11/1/28	-	3.250%	50,781	50,781	172,700	2,625,000
5/1/29	75,000	3.250%	50,781	125,781		2,550,000
11/1/29	-	3.250%	49,563	49,563	175,344	2,550,000
5/1/30	75,000	3.250%	49,563	124,563		2,475,000
11/1/30	-	3.250%	48,344	48,344	172,906	2,475,000
5/1/31	80,000	3.250%	48,344	128,344		2,395,000
11/1/31	-	3.250%	46,844	46,844	175,188	2,395,000
5/1/32	80,000	3.250%	46,844	126,844		2,315,000
11/1/32	-	3.750%	45,344	45,344	172,188	2,315,000
5/1/33	85,000	3.750%	45,344	130,344		2,230,000
11/1/33	-	3.750%	43,750	43,750	174,094	2,230,000
5/1/34	85,000	3.750%	43,750	128,750		2,145,000
11/1/34	-	3.750%	42,156	42,156	170,906	2,145,000
5/1/35	90,000	3.750%	42,156	132,156		2,055,000
11/1/35	-	3.750%	40,469	40,469	172,625	2,055,000
5/1/36	95,000	3.750%	40,469	135,469		1,960,000
11/1/36	-	3.750%	38,688	38,688	174,156	1,960,000
5/1/37	95,000	3.750%	38,688	133,688		1,865,000
11/1/37	-	3.750%	36,906	36,906	170,594	1,865,000
5/1/38	100,000	3.750%	36,906	136,906		1,765,000
11/1/38	-	3.750%	35,031	35,031	171,938	1,765,000
5/1/39	105,000	3.750%	35,031	140,031		1,660,000
11/1/39	-	3.750%	33,063	33,063	173,094	1,660,000
5/1/40	110,000	3.750%	33,063	143,063		1,550,000
11/1/40	-	3.750%	31,000	31,000	174,063	1,550,000
5/1/41	115,000	3.750%	31,000	146,000		1,435,000
11/1/41	-	3.750%	28,700	28,700	174,700	1,435,000
5/1/42	120,000	3.750%	28,700	148,700		1,315,000
11/1/42	-	4.000%	26,300	26,300	175,000	1,315,000
5/1/43	125,000	4.000%	26,300	151,300		1,190,000
11/1/43	-	4.000%	23,800	23,800	175,100	1,190,000
5/1/44	130,000	4.000%	23,800	153,800		1,060,000
11/1/44	-	4.000%	21,200	21,200	175,000	1,060,000
5/1/45	135,000	4.000%	21,200	156,200		925,000
11/1/45	-	4.000%	18,500	18,500	174,700	925,000
5/1/46	140,000	4.000%	18,500	158,500		785,000
11/1/46	-	4.000%	15,700	15,700	174,200	785,000
5/1/47	145,000	4.000%	15,700	160,700		640,000
11/1/47	-	4.000%	12,800	12,800	173,500	640,000
5/1/48	150,000	4.000%	12,800	162,800		490,000
11/1/48	-	4.000%	9,800	9,800	172,600	490,000
5/1/49	155,000	4.000%	9,800	164,800		335,000
11/1/49	-	4.000%	6,700	6,700	171,500	335,000

**STATEMENT 7**  
**DG FARMS CDD**  
**\$3,855 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2020**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/50	165,000	4.000%	6,700	171,700		170,000
11/1/50	-	4.000%	3,400	3,400	175,100	170,000
5/1/51	170,000	4.000%	3,400	173,400		-
<b>Total</b>	<b>\$ 2,895,000</b>				<b>\$ 4,567,463</b>	

**Footnote:**

Max annual ds: 175,344

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 7  
DG FARMS CDD  
FY 2026 TOTAL ASSESSMENT ALLOCATION**

**Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)**

**ASSESSMENT AREA 1 - PHASES 1A,1B,2AB,3AB,4A**

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS S2025, Gross*	Total FY 2026	Total FY 2025	Difference**
40'	50	0.90	1,416.45	741.00	2,157.45	2,296.05	-138.60
50'	50	1.00	1,573.84	823.00	2,396.84	2,551.17	-154.33
50' O&M only	47	1.00	1,573.84	0.00	1,573.84	1,573.84	0.00
60'	69	1.20	1,888.60	987.00	2,875.60	3,061.40	-185.80
70'	36	1.40	2,203.37	1,152.00	3,355.37	3,571.63	-216.26

252

**ASSESSMENT AREA 2 - PHASES 4B,5AB,6AB,7A**

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS S2016, Gross*	Total FY 2026	Total FY 2025	Difference***
40'-45'	154	0.90	1,416.45	1,054.48	2,470.93	2,470.93	0.00
50'	90	1.00	1,573.84	1,171.65	2,745.49	2,745.49	0.00

244

**ASSESSMENT AREA 3 - PHASES 7AB, 8AB**

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS S2020, Gross*	Total FY 2026	Total FY 2025	Difference***
40'	59	0.80	1,416.45	1,063.83	2,480.28	2,480.28	0.00
50'	95	1.00	1,573.84	1,329.79	2,903.63	2,903.63	0.00

154

650

\* Debt Service Assessment after the Developer's Partial Paydown principal reduction

\*\* Difference represents change in O&M and DS reduction as Series 2014A-1 has been refinanced into the Series 2025 Bond

\*\* Difference represents a change in the O&M portion only. Series 2016 & 2020 Debt Service remains the same throughout the bonds maturity period

# **EXHIBIT 2**

AGENDA



# BrightView

Landscape Services, INC.

## LANDSCAPE MANAGEMENT REPORT

Client: DG Farms Date: 6/9/2025

### LAWN MAINTENANCE SERVICES FOR THIS WEEK:

#### MOW

- ☒ All Turf  
☐ Selected Areas

#### EDGE

- ☒ Pavement  
☐ Plant Beds

#### WEEDEAT



#### DEBRIS REMOVAL



BLOW OFF/VACUUM Blow off roadway and hardscapes

Picked up trash and debris

### HORTICULTURAL SERVICES FOR THIS WEEK:

#### PRUNE

- ☐ Shape  
☐ Deadwood  
☐ Shear

#### WEED



#### FERTILIZE

- ☐ Seasonal  
☐ Spot

#### PEST CONTROL

- ☐ Fungicide  
☐ Herbicide  
☒ Insecticide Ant bait has been applied to active ant mounds

#### IRRIGATION ADVISORY

Irrigation inspection has been completed for the month of June 2025 attached is a copy of the irrigation inspection report.

#### NEXT WEEK'S PLANS/COMMENTS

Mowing, soft bed edging, line trimming and blow off

Maria Adams

YOUR LANDSCAPE MANAGER



# BrightView

Landscape Services, INC.

## LANDSCAPE MANAGEMENT REPORT

Client: DG Farms Date: 6/16/2025

### LAWN MAINTENANCE SERVICES FOR THIS WEEK:

#### MOW

- ☒ All Turf  
☐ Selected Areas

#### EDGE

- ☐ Pavement  
☒ Plant Beds

#### WEEDEAT



#### DEBRIS REMOVAL



BLOW OFF/VACUUM Blow off roadways and hardscapes Picked up trash and debris

### HORTICULTURAL SERVICES FOR THIS WEEK:

#### PRUNE

- ☐ Shape  
☐ Deadwood  
☐ Shear

#### WEED



#### FERTILIZE

- ☐ Seasonal  
☐ Spot

#### PEST CONTROL

- ☐ Fungicide  
☐ Herbicide  
☒ Insecticide

Ant bait has been applied to all active ant mounds

#### IRRIGATION ADVISORY

#### NEXT WEEK'S PLANS/COMMENTS

Mowing, hard edging, line trimming and blow off

Maria Adams

YOUR LANDSCAPE MANAGER



# BrightView

Landscape Services, INC.

## LANDSCAPE MANAGEMENT REPORT

Client: DG Farms Date: 6/23/2025

### LAWN MAINTENANCE SERVICES FOR THIS WEEK:

#### MOW

- ☒ All Turf  
☐ Selected Areas

#### EDGE

- ☒ Pavement  
☐ Plant Beds

#### WEEDEAT



#### DEBRIS REMOVAL



BLOW OFF/VACUUM Blow off roadways and hardscapes

Picked up trash and debris

### HORTICULTURAL SERVICES FOR THIS WEEK:

#### PRUNE

- ☐ Shape  
☐ Deadwood  
☐ Shear

#### WEED



Hand pulled weeds form beds

#### FERTILIZE

- ☐ Seasonal  
☐ Spot

#### PEST CONTROL

- ☐ Fungicide  
☒ Herbicide  
☒ Insecticide

Herbicide has been applied to all beds and crack weeds

Ant bait applied to all active ant mounds

#### IRRIGATION ADVISORY

#### NEXT WEEK'S PLANS/COMMENTS

Mowing, soft bed edging, line trimming and blow off

Maria Adams

YOUR LANDSCAPE MANAGER

# **EXHIBIT 3**

AGENDA

# BrightView <sup>3</sup>

Landscape Services

415 27th Street SE  
Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Serenno  
ADDRESS \_\_\_\_\_  
DATE Entry Timer  
6/3/25  
PAGE 1 OF 5

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	S	S	S	A/D	S	S	S	D/B	S	S	S	S
RUN TIME FOR ZONE (MIN)												
PRG ST TM:												

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) \* Broken 1/2" lateral line on Zone 5 on apartment side \*  
\* Zone 12 has broken spray on apartment side \*

ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_

# BrightView

Landscape Services

415 27th Street SE  
Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR

Sereno

ADDRESS

Entry liner

DATE

6/3/25

PAGE

2

OF

5

ZONE NUMBER

SPRAY OR ROTOR S OR R  
RUN TIME FOR ZONE (MIN)  
PRG ST TM:

13	14	15	16	17	18	19	20	21	22	23	24
S	S	D	B/D	S	MP	MP	S	S	S	S	R

CONTRACT REPAIRS

NO FAULTS FOUND

PARTIAL CLOG

ARC OR RADIUS ADJ.

HEAD STRAIGHTENED

REPAIRS WITH APPROVAL

HEAD MISSING/BROKEN

CHANGE 4" TO 6" POP UP

HEAD RAISED — SHRUB

TURF

SEVERE CLOG

INCORRECT NOZZLE

RELOCATION

LEAK IN HEAD

LEAK IN PIPE

HEAD NOT ROTATING

VALVE NOT OPERATING

OTHER — SEE COMMENTS

COMMENTS: (Attach extra sheet if necessary)

\* 13 has broken Spray on apartment side \*

ESTIMATED COST OF REPAIRS: \$

INSPECTED BY

# BrightView <sup>3</sup>

Landscape Services

415 27th Street SE  
 Ruskin, FL 33570  
 813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Sereno  
 ADDRESS \_\_\_\_\_  
Entry timer  
 DATE 6/3/25  
 PAGE 3 OF 5

ZONE NUMBER	25	26	27	28	29	30	31	32	33	34	35	36
SPRAY OR ROTOR S OR R	R	S	D	D	S	R	AD	S	S/D	S/D/B	S	S
RUN TIME FOR ZONE (MIN)												
PRG ST TM:												

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) Capped bubbler to established tree on zone 31

ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_

# BrightView <sup>3</sup>

Landscape Services

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813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Serenó  
ADDRESS \_\_\_\_\_  
DATE Entry timer  
4/3/05  
PAGE 4 OF 5

ZONE NUMBER	37	38	39	40	41	42	43	44	45	46	47	48
SPRAY OR ROTOR S OR R	R	S	S/D	R	R	R/S	R	R	D/S	A/D/B	R	D
RUN TIME FOR ZONE (MIN)												
PRG ST TM:												

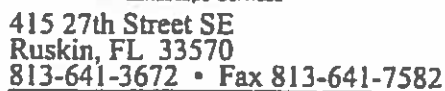
CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary)

ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_



PAGE 5 OF 5

# BrightView<sup>3</sup>

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M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Serenity  
ADDRESS Clubhouse fomer  
DATE 6/5/25  
PAGE 2 OF 7

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR S OR R	S	S	S	R	S	S	S	D/B	B/D	S	R/S	/
RUN TIME FOR ZONE (MIN)												
PRG ST TM:												/

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE					1							
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER —SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary)

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ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_

# BrightView

Landscape Services

415 27th Street SE  
Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR

Sereno

ADDRESS

Clubhouse timer

DATE

6/5/25

PAGE

1 OF 7

ZONE NUMBER

SPRAY OR ROTOR S OR R  
RUN TIME FOR ZONE (MIN)  
PRG ST TM:

1	2	3	4	5	6	7	8	9	10	11	12
/	S	S	S	R	D	S	R	S	S	D	S

CONTRACT REPAIRS

NO FAULTS FOUND

PARTIAL CLOG

ARC OR RADIUS ADJ.

HEAD STRAIGHTENED

REPAIRS WITH APPROVAL

HEAD MISSING/BROKEN

CHANGE 4" TO 6" POP UP

HEAD RAISED — SHRUB

TURF

SEVERE CLOG

INCORRECT NOZZLE

RELOCATION

LEAK IN HEAD

LEAK IN PIPE

HEAD NOT ROTATING

VALVE NOT OPERATING

OTHER — SEE COMMENTS

COMMENTS: (Attach extra sheet if necessary)

\* Broken lateral line under new curbing put in @  
Crosswalk in front of pool entrance \* \* Broken Spray on Zone 2  
needs dirt to backfill \*

ESTIMATED COST OF REPAIRS: \$

INSPECTED BY

# BrightView

Landscape Services

415 27th Street SE  
Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M T W T F S S M T W T F S S RUN DAYS

REPORT FOR Sereno

ADDRESS Clubhouse timer

DATE 6/5/25

PAGE 3 OF 7

ZONE NUMBER	25	26	27	28	29	30	31	32	33	34	35	36
SPRAY OR ROTOR S OR R	/	/	S	S	D	S	S	/	/	/		S
RUN TIME FOR ZONE (MIN)	/	/						/	/	/		
PRG ST TM:	/	/						/	/	/		

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) Zone 35 needs new Hunter decoder and solenoid

ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_

# BrightView<sup>3</sup>

Landscape Services

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Ruskin, FL 33570  
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M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Serenno

ADDRESS Clubhouse timer

DATE 6/5/25

PAGE 4 OF 7

ZONE NUMBER	37	38	39	40	41	42	43	44	45	46	47	48
SPRAY OR ROTOR S OR R	S	S	S	D	DB	S	S	/	/	S	<del>DB</del>	R
RUN TIME FOR ZONE (MIN)												
PRG ST TM:												

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS											✓	

COMMENTS: (Attach extra sheet if necessary) Zone 47 needs Hunter Solenoid

ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_

# BrightView <sup>3</sup>

Landscape Services

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Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Serenad  
ADDRESS Clubhouse timer  
DATE 6/5/25  
PAGE 5 OF 7

ZONE NUMBER	49	50	51	52	53	54	55	56	57	58	59	60
SPRAY OR ROTOR S OR R	S	/	/	/	D	S	D	/	/	/	/	D
RUN TIME FOR ZONE (MIN)		/	/	/				/	/	/	/	
PRG ST TM:												

CONTRACT REPAIRS

NO FAULTS FOUND

PARTIAL CLOG

ARC OR RADIUS ADJ.

HEAD STRAIGHTENED

REPAIRS WITH APPROVAL

HEAD MISSING/BROKEN

CHANGE 4" TO 6" POP UP

HEAD RAISED — SHRUB

TURF

SEVERE CLOG

INCORRECT NOZZLE

RELOCATION

LEAK IN HEAD

LEAK IN PIPE

HEAD NOT ROTATING

VALVE NOT OPERATING

OTHER — SEE COMMENTS

COMMENTS: (Attach extra sheet if necessary)

ESTIMATED COST OF REPAIRS: \$

INSPECTED BY

415 27th Street SE  
Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Screeno

ADDRESS Clubhouse timer

DATE 6/5/25

PAGE 6 OF 7

ZONE NUMBER	61	64	65	84	85	86	87	88	89	90	91	92
SPRAY OR ROTOR S OR R	S	S	D	R		R	R	R	R	S	S	S
RUN TIME FOR ZONE (MIN)												
PRG ST TM:												

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
— TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS					✓							

COMMENTS: (Attach extra sheet if necessary) Zone 85 is Not Working Proposal  
has been Provide for Decoder Replacement  
Proposal is Pending Approval

ESTIMATED COST OF REPAIRS: \$ \_\_\_\_\_

INSPECTED BY \_\_\_\_\_

# BrightView

Landscape Services

415 27th Street SE  
Ruskin, FL 33570  
813-641-3672 • Fax 813-641-7582

M	T	W	T	F	S	S	M	T	W	T	F	S	S
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RUN DAYS

REPORT FOR Sereno

ADDRESS Clubhouse timer

DATE 6/5/25

PAGE 7 OF 7

ZONE NUMBER	93	94	95	96	97	98	99						
SPRAY OR ROTOR S OR R	R	R	R	S	B/D	D	R						
RUN TIME FOR ZONE (MIN)													
PRG ST TM:													

CONTRACT REPAIRS													
NO FAULTS FOUND													
PARTIAL CLOG													
ARC OR RADIUS ADJ.													
HEAD STRAIGHTENED													

REPAIRS WITH APPROVAL													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
HEAD RAISED — SHRUB													
TURF													
SEVERE CLOG													
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER —SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary)

ESTIMATED COST OF REPAIRS: \$

INSPECTED BY

# **EXHIBIT 4**

AGENDA



Adam B's Tree Service

Adam Bean  
17349 Shirla Rae Drive  
Shady Hills, FL 34610  
7277686202  
adamtbean@gmail.com

ESTIMATE  
ROCKYPOINT02  
  
DATE  
07/09/2025  
  
TOTAL  
USD \$800.00

TO  
DG Farms CDD

2502 Rocky Point Drive Tampa, FL 33607  
Gary@hikai.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal of 4 Italian cypress, flush cut to ground	\$800.00	1	\$800.00
Removal of all debris	\$0.00	1	\$0.00
Not responsible for damage to or repair of any underground utilities or damaged plants			
TOTAL			USD \$800.00

Please leave a rating/review on  
[https://g.page/r/CY2\\_iXKPgGvOEbM/review](https://g.page/r/CY2_iXKPgGvOEbM/review)

Not responsible for damage to or repair of any underground utilities or damaged plants

# **EXHIBIT 5**

AGENDA



Adam B's Tree Service

Adam Bean  
17349 Shirla Rae Drive  
Shady Hills, FL 34610  
7277686202  
adamtbean@gmail.com

ESTIMATE  
ROCKYPOINT03  
  
DATE  
07/09/2025  
  
TOTAL  
USD \$950.00

TO  
  
DG Farms CDD  
  
2502 Rocky Point Drive Tampa, FL 33607  
Gary@hikai.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal of 6 small trees by pool enclosure Stumps ground	\$800.00	1	\$800.00
Removal of 3 bushes, closest to clubhouse flush cut to ground	\$150.00	1	\$150.00
Removal of all debris	\$0.00	1	\$0.00
Not responsible for damage to or repair of any underground utilities or damaged plants			
TOTAL			USD \$950.00

Please leave a rating/review on  
[https://g.page/r/CY2\\_iXKPgGvOEBM/review](https://g.page/r/CY2_iXKPgGvOEBM/review)

Not responsible for damage to or repair of any underground utilities or damaged plants

# **EXHIBIT 6**

AGENDA



Adam B's Tree Service

Adam Bean  
17349 Shirla Rae Drive  
Shady Hills, FL 34610  
7277686202  
adamtbean@gmail.com

ESTIMATE  
ROCKYPOINT04  
  
DATE  
07/09/2025  
  
TOTAL  
USD \$995.00

TO  
DG Farms CDD

2502 Rocky Point Drive Tampa, FL 33607  
Gary@hikai.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal of 1 palm tree Grind stump Replace soil where stump is ground Removal of all debris	\$995.00	1	\$995.00
Not responsible for damage to or repair of any underground utilities or damaged plants			
TOTAL			USD \$995.00

Please leave a rating/review on  
[https://g.page/r/CY2\\_iXKPgGvOEbM/review](https://g.page/r/CY2_iXKPgGvOEbM/review)

Not responsible for damage to or repair of any underground utilities or damaged plants

# **EXHIBIT 7**

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the DG Farms Community Development  
5 District was held on Monday, June 9, 2025 at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Tecu  
6 Road, Ruskin, Florida 33701.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Don Reichard	Board Supervisor, Chairman
11 Rob Mendoza	Board Supervisor, Vice Chairman
12 Andrew Alexandre	Board Supervisor, Assistant Secretary
13 Jeff Duzzny	Board Supervisor, Assistant Secretary
14 Carolyn Schwalm	Board Supervisor, Assistant Secretary

15 Also present were:

16 Andy Mendenhall	District Manager, Kai
17 Matthew Reed	Community Director, Kai
18 Greg Woodcock (via Zoom)	District Engineer, Stantec

19 *The following is a summary of the discussions and actions taken at the June 9, 2025 DG Farms CDD Board*  
20 *of Supervisors Regular Meeting.*

21 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on**  
22 **agenda items)**

23 A resident inquired about the status of BrightView and whether any updates or alternative options  
24 were being considered. She also, suggested adding a bike rack within the gated area. Lastly, she  
25 expressed concern about unclear policies regarding space rentals, mentioning recent issues, she  
26 emphasized the need for clearer procedures and improved communication to avoid future conflicts.  
27 Mr. Mendenhall addressed the BrightView concern, and explained that the board was likely waiting  
28 for the slower growing season to consider a transition. Mr. Mendenhall recommended that, if the  
29 board chooses to move forward, they should begin the RFP process around September, with the  
30 goal of selecting a new provider by October, when the growing season slows and it's easier to  
31 onboard a new landscaper. Mr. Mendenhall said the bike rack idea was good and could be  
32 considered in the budget. A supervisor explained that space rentals were usually first-come, first-  
33 served, with a calendar and deposit system in place. The resident asked about formal rules. The  
34 resident also raised safety concerns about grills and reported renters leaving large amounts of trash  
35 behind, stressing the need for clear rules and enforcement. Mr. Reed suggested charging fees with  
36 deposits for patio rentals in two time slots and recommended working with district council to create  
37 contracts and a formal rental system.

38 Supervisors explained that pool capacity includes both swimmers and people on the deck, and  
39 exceeding the limit could result in a 30-day shutdown by the health department. Mr. Mendenhall  
40 recommended involving district counsel to draft rental policies with capacity limits. The board  
41 agreed to discuss it further at the next meeting and review sample policies from other districts to  
42 help develop a compliant and effective system.

43 **THIRD ORDER OF BUSINESS – Business Items**

- 44 A. Exhibit 1: Acceptance of Annual Arbitrage Rebate Compliance Report for \$3,415,000 Capital  
45 Improvement Revenue Bonds, Series 2016

Acceptance not required, as it is a report.

B. Exhibit 2: Consideration for Adoption – Resolution 2025-07, Approving Proposed FY 2025-2026 Budget and Setting Public Hearing

i. Exhibit 3: DG Farms FY 2026 Budget for Presentation

Mr. Mendenhall advised the board to approve the preliminary budget at the current level as a "high watermark," allowing flexibility to adjust it later without triggering public notices. He noted a large contingency line for the pool project in FY25 that wasn't fully used and suggested it could be reduced to keep assessments flat. Supervisors agreed on the importance of keeping costs down due to economic pressures and discussed reallocating unused funds.

Mr. Mendenhall suggested holding a budget workshop, with the date to be determined. Supervisors agreed to use the July regular meeting instead, setting aside time at the end of the agenda for focused budget discussion. This approach avoids additional advertising costs and allows the board to make decisions if needed.

The Public Hearing on the FY 2025-2026 budget would be on August 11, 2025, at 6:00 p.m., at Holiday Inn Express & Suites, 226 Tecu Road, Ruskin, Florida 33701.

On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **adopted Resolution 2025-07, Approving Proposed FY 2025-2026 Budget and Setting Public Hearing on August 11, 2025**, for the DG Farms Community Development District.

C. Exhibit 4: Consideration of Proposal to Add Two 4k 8MP Cameras for Pond Walkway Surveillance

Mr. Duzzny presented two separate security camera proposals. The first involved adding high-definition cameras to cover the front pond and center walkway, for improved 24/7 security footage. The second proposal, more costly, would replace outdated gate cameras with a new, unified digital system. He explained that the current setup runs on outdated technology, and consolidating systems would save money over time. Mr. Reichard asked about system capacity, and Mr. Duzzny confirmed the new system has sufficient slots and would replace the old analog system entirely, providing better coverage and higher-tech monitoring.

On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the Proposals to Add Two 4k 8MP Cameras for Pond Walkway Surveillance and Upgrade CCTV Systems for Entrance Gate 4k Technology in the amount of \$1,780.00 and \$3,480.00 respectively**, for the DG Farms Community Development District.

D. Exhibit 5: Consideration of Proposal for Tree Removal and Replacement at Emerald Blossom

Mr. Duzzny explained that BrightView wasn't responsible for propping up trees after their proposal was rejected in favor of Florida Brothers. Mr. Mendenhall said the board needs to identify and map the remaining leaning trees to get accurate quotes from a landscaping firm.

Mr. Alexandre seconded the motion, requesting the vendor consider a discount since more tree work may follow. Mr. Mendenhall agreed they could use that as leverage while noting there were no guarantees. The board agreed on a not-to-exceed amount of \$600 and would attempt to negotiate a better price.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the Proposal for Tree Removal and Replacement at Emerald Blossom in the amount not to exceed \$600.00**, for the DG Farms Community Development District.

Supervisors requested that the bushes near the front gate, where the camera is located, be regularly maintained at a two-foot height. They clarified that they did not want the bushes removed, only trimmed consistently to that length to preserve decorations and visibility.

**FOURTH ORDER OF BUSINESS – Staff Reports**

A. District Engineer

i. Greg Woodcock – District Project Manager

Mr. Woodcock informed the board that the exit pothole repair was scheduled for June 14, with staff on-site to inspect the joint once exposed. He also confirmed that the bridge project remained on schedule to begin on June 30. A supervisor asked if full excavation of the pipe under the exit pothole was still necessary. Mr. Woodcock confirmed it was worth checking the exterior since the cost difference was minimal. He noted that the board had approved a not-to-exceed amount covering both repair and no-repair scenarios. The board agreed it was best to fully inspect the area while it's open.

B. District Counsel

Mr. Mendenhall would speak with Ms. Sousa about the rental pool rules. A supervisor asked about the district's ability to enforce suspensions for rule violations, such as pool misuse. Mr. Mendenhall said he would follow up with legal counsel, who was expected to present on the matter at a future meeting. It is also requested that legal counsel follow up with the Hillsborough County Sheriff's Office on the status of open cases and explore possible civil actions to recover costs

C. District Manager

Mr. Mendenhall mentioned the tot lot; he was still awaiting a response from the insurance adjuster and had not received a payout report. Supervisors expressed concern over delays in all outstanding insurance claims, including the gate and bridge repairs. Mr. Mendenhall confirmed no funds have been received yet and noted that most districts affected by Hurricane have also experienced delays. Supervisors stressed the urgency of resolving claims before the next hurricane season.

D. Exhibit 6: Kai Field Reports

➤ Kai Field Inspection Report

➤ Florida Lake & Pond Care LLC – Monthly Report (*Under Separate Cover*)

➤ NaturZone Pest Control – Service Inspection Report

The back gate would be reconfigured with a new six-foot fence, eliminating the need for hinges in the report. The Board emphasized confirming the project start date. Mr. Reed noted work may be delayed until the 50% deposit is paid. Mr. Mendenhall would check on the payment.

Ms. Schwalm asked if there had been any updates on the dog park gates. A supervisor said they planned to get quotes, possibly using magnetic lock. Mr. Reichard clarified these would be non-electric locks that click shut to prevent dogs from escaping.

A supervisor asked about changing the light bulbs. Mr. Mendenhall confirmed it's handled; a ladder would be provided so Mr. Reed can start working on it.

Mr. Reed reported possible past roof leaks causing mold in the bathroom ceilings and walls. He would follow up to confirm if the roof was ever properly repaired. Mr. Reichard noted previous work may have just painted over the damage. The board agreed action is needed to fully fix the issue.

Separately, a Supervisor mentioned tree removal near the pool and restroom areas is also needed for safety and security and requested bids to move forward.

Ms. Schwalm raised the topic of camera maintenance. A supervisor confirmed it's needed, and another added there's a blind spot near the women's bathroom that poses a security concern. Trees are also blocking camera views at the front entrance. The board agreed to get quotes for removing about five trees to clear the view.

Mr. Mendenhall said they received a \$13,000 quote from Steadfast for the pergolas. Supervisors felt that was too high, given how little they're used. The board agreed to get another quote.

Mr. Mendenhall shared a \$6,196 quote to update clubhouse lighting and add a timer. Mr. Reichard disagreed with the plan, saying it removed useful fan timers. Mr. Reed explained the quote included necessary fire life safety updates per code, which most electricians won't handle. The board agreed not all lights need to stay on overnight, especially with updated cameras. Mr. Reichard requested to meet with the contractor to clarify goals and legal requirements. Mr. Mendenhall would schedule a meeting with the contractor Mr. Reed and the Chairman.

Mr. Reed said Mr. Proctor is well-suited for public interaction and would be the main full-time staff on monitoring the pool. Two part-time workers would be needed for weekend coverage and backup.

On a MOTION by Mr. Alexandre, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved to hire Mr. Proctor with a rate of \$15.00 per hour**, for the DG Farms Community Development District.

Mr. Reichard noted the towing and spending reports were missing from the agenda. Mr. Mendenhall said it would be added.

E. Exhibit 7: Brightview Site Reports

**FIFTH ORDER OF BUSINESS – Consent Agenda**

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 12, 2025

Remove Ms. Thibault in the minutes.

B. Exhibit 9: Acceptance of the April 2025 Unaudited Financial Statement (*Under Separate Cover*)

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **approved items A and B under Consent Agenda with amendment on item A**, for the DG Farms Community Development District.

**SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)**

A resident suggested adding stickers or repainting the entry point edges of the pool to improve safety, Mr. Reed would ask the pool company for the best solution.

A resident raised concerns about a repeat trespasser. The board confirmed the individual is known to law enforcement and has been addressed multiple times. Residents should call the sheriff immediately if he's seen on their property to allow proper action.

A resident expressed concern about long lines and unknown vehicles entering through the gate at night, raising safety concerns. The board explained that because the roads were built with public funds, they are public, and access can't legally be restricted.

A resident reported landscapers repeatedly trespassing on her property despite prior complaints and evidence. The board acknowledged it had been addressed before. Mr. Mendenhall said that they would talk to BrightView the next day,

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

Mr. Mendoza raised concern about the garden fountain not working for over a month after receiving a resident complaint. Mr. Reed said he would look into it and share the info with Mr. Mendenhall to distribute.

Mr. Duzzny proposed extending the sheriff's patrols to five days a week over summer due to their success in reducing crime. Mr. Reichard suggested submitting details early for transparency. Mr. Mendenhall confirmed the budget allows it, and Ms. Duzzny noted patrol timing is kept vague for security. The program shows strong results, especially with increased summer activity.

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **approved Security in the amount of \$13,440.00**, for the DG Farms Community Development District.

**EIGHTH ORDER OF BUSINESS – Adjournment**

Mr. Mendenhall asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Alexandre made a motion to adjourn the meeting.

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **adjourned the meeting**, for the DG Farms Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairwoman   ☐ Vice Chairman

# EXHIBIT 8

AGENDA

# DG Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

# DG Farms CDD

## Balance Sheet

May 31, 2025

	General Fund	Debt Service 2016	Debt Service 2020	Debt Service 2025	TOTAL
1 <b><u>ASSETS:</u></b>					
2 CASH - OPERATING ACCTS	\$ 477,275	\$ -	\$ -	\$ -	\$ 477,275
3 RESTRICTED CASH FOR DEBT SERVICE	12,518	-	-	-	12,518
4 MONEY MARKET ACCOUNT	142,104	-	-	-	142,104
5 MONEY MARKET ACCOUNT-ASSIGNED FOR POOL	154,596	-	-	-	154,596
6 <b>INVESTMENTS:</b>					
7 REVENUE TRUST FUND	-	106,984	42,567	6,924	156,474
8 SINKING FUND	-	70,000	-	-	70,000
9 INTEREST FUND	-	-	-	44,332	44,332
10 RESERVE FUND	-	113,283	175,344	-	288,627
11 PREPAYMENT FUND	-	-	-	-	-
12 COST OF ISSUANCE	-	-	-	10,508	10,508
13 ACCOUNTS RECEIVABLE	3,000	-	-	-	3,000
14 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-
15 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-
16 DUE FROM GENERAL FUND	-	7,189	4,612	717	12,518
17 DEPOSITS	2,763	-	-	-	2,763
18 PREPAID ITEMS	8,541	-	-	-	8,541
19 <b>TOTAL ASSETS</b>	<b>\$ 800,797</b>	<b>\$ 297,456</b>	<b>\$ 222,522</b>	<b>\$ 62,481</b>	<b>\$ 1,383,257</b>
20 <b><u>LIABILITIES:</u></b>					
21 ACCOUNTS PAYABLE	\$ 110,074	\$ -	\$ -	\$ -	\$ 110,074
22 ACCRUED EXPENSES	1,313	-	-	-	1,313
23 DEFERRED REVENUE ON-ROLL	-	-	-	-	-
24 <b><u>OTHER LIABILITIES:</u></b>					
25 DUE TO GF	-	-	-	-	-
26 DUE TO DS	-	-	-	-	-
27 DUE TO OTHER FUNDS	12,518	-	-	-	12,518
28 <b><u>FUND BALANCE:</u></b>					
29 NON SPENDABLE	11,304	-	-	-	11,304
30 UNASSIGNED	370,993	-	-	-	370,993
31 RESTRICTED FOR DEBT SERVICE	-	297,456	222,522	62,481	582,459
32 FUND BALANCE ASSIGNED FOR POOL	154,596	-	-	-	154,596
33 FUND BALANCE ASSIGNED FOR OPERATING RESERVE	140,000	-	-	-	140,000
34 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 800,797</b>	<b>\$ 297,456</b>	<b>\$ 222,522</b>	<b>\$ 62,481</b>	<b>\$ 1,383,257</b>

**DG Farms**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2024 through May 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Budget Year-to-Date</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>				
2 ON-ROLL ASSESSMENTS (NET)	\$ 964,425	\$ 964,425	959,293	(5,132)
3 ON-ROLL ASSESSMENTS (NET) - EXCESS FEES				
4 DEVELOPER FUNDING	-	-	-	-
5 INTEREST	-	-	6,246	6,246
6 LOT CLOSINGS	-	-	-	-
7 FUND BALANCE FORWARD	147,000	-	-	-
8 MISCELLANEOUS REVENUE	-	-	-	-
<b>9 TOTAL REVENUE</b>	<b>\$ 1,111,425</b>	<b>\$ 964,425</b>	<b>\$ 965,539</b>	<b>\$ 1,114</b>
<b>10 EXPENDITURES</b>				
<b>11 GENERAL ADMINISTRATIVE</b>				
12 SUPERVISORS COMPENSATION	\$ 13,000	\$ 8,667	\$ 8,800	\$ (133)
13 PAYROLL TAXES	995	663	673	(10)
14 PAYROLL SERVICES	765	510	550	(40)
15 MANAGEMENT CONSULTING SERVICES	35,000	23,333	23,333	-
16 CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
17 PLANNING, COORDINATING & CONTRACT SERVICES	-	-	-	-
18 ADMINISTRATIVE SERVICES	6,000	4,000	4,000	-
19 BANK FEES	180	120	-	120
20 MISCELLANEOUS	500	333	78	255
21 AUDITING SERVICES	3,600	2,400	-	2,400
22 TRAVEL PER DIEM	-	-	-	-
23 INSURANCE	42,660	34,875	34,875	-
24 REGULATORY AND PERMIT FEES	175	175	175	-
25 ROOM RENTAL	2,400	1,600	500	1,100
26 LEGAL ADVERTISEMENTS	2,000	1,333	59	1,274
27 ENGINEERING SERVICES	15,000	10,000	14,128	(4,128)
28 LEGAL SERVICES	15,000	10,000	7,383	2,617
29 PERFORMANCE & WARRANTY BOND PREM	-	-	-	-
30 MASS MAILING	2,200	1,467	-	1,467
31 WEBSITE HOSTING	2,015	2,353	1,848	505
<b>32 TOTAL GENERAL ADMINISTRATIVE</b>	<b>141,490</b>	<b>101,830</b>	<b>96,403</b>	<b>5,427</b>
<b>33 DEBT ADMINISTRATION</b>				
34 DISSEMINATION AGENT	6,000	6,000	6,000	-
35 TRUSTEE FEES	13,097	8,731	9,836	(1,104)
36 TRUST FUND ACCOUNTING	3,600	2,400	2,400	-
37 ARBITRAGE	475	317	1,425	(1,108)
<b>38 TOTAL DEBT ADMINISTRATION</b>	<b>23,172</b>	<b>17,448</b>	<b>19,661</b>	<b>(2,213)</b>

**DG Farms**  
**General Fund**  
**Statement of Revenue, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2024 through May 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Budget Year-to-Date</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>39 FIELD &amp; PHYSICAL ENVIRONMENT</b>				
40 COMPREHENSIVE FIELD TECH SERVICES	15,000	10,000	10,000	-
41 STREETPOLE LIGHTING	145,000	96,667	86,582	10,085
42 ELECTRICITY (IRRIGATION & POND PUMPS)	25,920	17,280	15,185	2,095
43 WATER	10,800	7,200	13,863	(6,663)
44 LANDSCAPING MAINTENANCE	202,632	135,088	128,831	6,257
45 LANDSCAPING MAINTENANCE - new entrance road	-	-	-	-
46 LANDSCAPE REPLENISHMENT	10,000	6,667	3,742	2,925
47 IRRIGATION MAINTENANCE	12,000	8,000	4,749	3,251
48 MANUAL IRRIGATION	-	-	-	-
49 POND MOWING	-	-	-	-
50 POND & LAKE MAINTENANCE	16,752	11,168	10,501	667
51 SOLID WASTE DISPOSAL	2,800	1,867	1,600	267
52 NPDES & STORMDRAIN INSPECTIONS & REPAIRS	-	-	-	-
53 STREETSWEEEPING	-	-	-	-
54 WILDLIFE REMOVAL	3,400	2,267	-	2,267
55 FOUNTAIN MAINTENANCE & REPAIR	1,700	1,133	844	289
55 GATE MAINTENANCE & REPAIR	5,000	3,333	40,730	(37,397)
56 PET WASTE REMOVAL	5,308	3,539	1,747	1,792
57 HOLIDAY LIGHTING	5,500	3,667	-	3,667
58 GATE CLICKERS & TRANSMITTERS	3,000	2,000	-	2,000
59 MISCELLANEOUS	15,500	10,333	31,897	(21,563)
<b>60 TOTAL FIELD &amp; PHYSICAL ENVIRONMENT</b>	<b>480,312</b>	<b>320,208</b>	<b>350,271</b>	<b>(30,063)</b>
<b>61 AMENITY CENTER OPERATIONS</b>				
62 POOL & WATER FEATURE SERVICE CONTRACT	15,000	10,000	5,600	4,400
63 POOL MAINTENANCE & REPAIR	10,000	6,667	45,242	(38,575)
64 POOL PERMIT	275	183	275	(92)
65 AMENITY MANAGEMENT	7,020	4,680	4,680	-
66 AMENITY CENTER CLEANING & MAINTENANCE	7,800	5,200	5,200	-
67 AMENITY CENTER INTERNET	2,400	1,600	1,729	(129)
68 AMENITY CENTER ELECTRICITY	-	-	-	-
69 AMENITY CENTER WATER	9,300	6,200	-	6,200
70 AMENITY CENTER PEST CONTROL	3,500	2,333	3,169	(836)
71 POWER WASH AMENITY	3,000	2,000	3,550	(1,550)
72 LANDSCAPE MAINTENANCE	-	-	-	-
73 LANDSCAPE REPLACEMENT - INFILL	5,000	3,333	-	3,333
74 MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	10,000	6,667	11,924	(5,258)
75 AMENITY CENTER FURNITURE REPAIR & REPLACEMENT	-	-	-	-
76 SECURITY SERVICES	10,000	6,667	2,415	4,252
77 SECURITY MONITORING	3,620	2,413	3,990	(1,577)
78 CONTINGENCY	304,537	88,305	88,305	-
79 INCREASE IN OPERATING RESERVES	75,000	75,000	75,000	-
<b>80 TOTAL AMENITY CENTER OPERATIONS</b>	<b>466,452</b>	<b>221,248</b>	<b>251,079</b>	<b>(29,831)</b>
<b>81 TOTAL EXPENDITURES</b>	<b>1,111,426</b>	<b>660,734</b>	<b>717,414</b>	<b>(56,680)</b>
<b>82 OTHER FINANCING SOURCES (USES)</b>				
83 TRANSFER IN	-	-	-	-
84 TRANSFER-OUT	-	-	-	-
<b>85 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>86 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>303,691</b>	<b>248,125</b>	<b>(55,566)</b>
87 FUND BALANCE - BEGINNING			353,767	
86 FUND BALANCE - INCREASE IN OPERATING RESERVE			75,000	
<b>88 FUND BALANCE - ENDING</b>			<b>\$ 676,892</b>	

**DG FARMS**  
**Cash Reconciliation - General Fund**  
**May 31, 2025**

	<b>Account *7761</b>	<b>Op Reserves</b>	<b>Money Market Account Assigned for Pool</b>	<b>Total</b>
<b>Balance per Bank Statement</b>	\$ 495,024.58	\$ 142,103.92	\$ 154,596.43	\$ 791,724.93
Deposits	\$ -	\$ -	\$ -	\$ -
Less: Outstanding Checks	\$ (5,231.43)	\$ -	\$ -	\$ (5,231.43)
Adjusted Bank Balance	<u>\$ 489,793.15</u>	<u>\$ 142,103.92</u>	<u>\$ 154,596.43</u>	<u>\$ 786,493.50</u>

Beginning Cash Balance Per Books	\$ 535,364.01	\$ 141,652.77	\$ 154,105.61	\$ 831,122.39
Cash Receipts	\$ 4,829.24	\$ 451.15	\$ 490.82	\$ 5,771.21
Cash Disbursements	\$ (50,400.10)	\$ -	\$ -	\$ (50,400.10)
Book Balance	<u>\$ 489,793.15</u>	<u>\$ 142,103.92</u>	<u>\$ 154,596.43</u>	<u>\$ 786,493.50</u>

**DG Farms**  
**Check Register**  
**FY 2025**

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
09/30/2024		EOY Balance		0.00		125,588.14
10/1/2024	100457	Business Observer	Invoice: 24-02976H (Reference: Fiscal Year 2024/2025; DG Farms CDD. )	70.00		125,518.14
10/1/2024	836	Lakeshore CDD	sales tax accidentally paid for Lakeshore	48.00		125,470.14
10/2/2024	100458	Egis Insurance Advisors, LLC	Invoice: 25206 (Reference: Policy #100124212 10/01/2024-10/01/2025 Florida Insurance Alliance. )	3,637.02		121,833.12
10/3/2024	3806	DG FARMS CDD C/O U S BANK	DS 2014 A-1 Tax collections FY24	8,121.23		113,711.89
10/3/2024	3807	DG FARMS CDD C/O U S BANK	DS 2016 Tax collections FY24	9,752.96		103,958.93
10/3/2024	3808	DG FARMS CDD C/O U S BANK	DS 2020 Tax collections FY24	6,256.18		97,702.75
10/4/2024	100424ACH	Engage PEO	BOS MTG	695.90		97,006.85
10/4/2024	100459	Breeze Connected, LLC	Invoice: 4068 (Reference: Holiday Inn 9/23 - Meeting. ) Invoice: 4079 (Reference: Professional M	6,383.34		90,623.51
10/4/2024	100460	DC Integrations LLC	Invoice: 24941 (Reference: 1200LB MAG LOCKS, REPLACE / INSTALL 2 - 1200LB MAG LOCKS AT POOL ARE	1,936.00		88,687.51
10/7/2024	100724ACH1	TECO	Reference: DG FARMS PH 2 August 09, 2024 - September 10, 2024	1,317.84		87,369.67
10/7/2024	100724ACH2	TECO	Reference: DG FARMS, PH 1A August 09, 2024 - September 10, 2024	1,507.43		85,862.24
10/7/2024	100724ACH3	TECO	Reference: DG FARMS, PH 7/8A August 09, 2024 - September 10, 2024	1,934.52		83,927.72
10/7/2024	100724ACH4	TECO	Reference: DG FARMS, PH 1B August 09, 2024 - September 10, 2024	3,204.22		80,723.50
10/7/2024	100724ACH5	TECO	Reference: DPGF/STE#340 16510 EMERALD BLOSSOM BL GT August 09, 2024 - September 10, 2024	218.10		80,505.40
10/7/2024	100724ACH6	TECO	Reference: 16414 LITTLE GARDEN DR August 09, 2024 - September 10, 2024	345.28		80,160.12
10/7/2024	100724ACH7	TECO	Reference: 16568 EMERALD BLOSSOM BLVD August 09, 2024 - September 10, 2024	421.12		79,739.00
10/7/2024	100724ACH8	TECO	Reference: 5009 BELLA ARMONIA CR August 09, 2024 - September 10, 2024	525.75		79,213.25
10/7/2024	100724ACH9	TECO	Reference: SR 674 AND US HWY01 August 09, 2024 - September 10, 2024	757.85		78,455.40
10/7/2024	100724ACH10	TECO	Reference: DG FARMS, PH 6A August 09, 2024 - September 10, 2024	858.89		77,596.51
10/7/2024	00724ACH11	TECO	Reference: DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD August 09, 2024 - September 10, 20	904.05		76,692.46
10/7/2024	100724ACH	TECO	Reference: DG FARMS PH 3 : August 09, 2024 - September 10, 2024	1,046.63		75,645.83
10/8/2024	100461	NaturZone	Invoice: 705318 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		75,350.83
10/15/2024	100462	Breeze Connected, LLC	Invoice: 3812 (Reference: Holiday Inn 6/25/24 - Meeting. )	125.00		75,225.83
10/15/2024	100463	DC Integrations LLC	Invoice: 24967 (Reference: DKS Cellular Service billed quarterly. ) Invoice: 24993 (Reference: 2	1,350.00		73,875.83
10/15/2024	100464	H2 Lagoon Solutions	Invoice: 2619 (Reference: Monthly commercial pool svc. )	2,625.00		71,250.83
10/15/2024	100465	US BANK	Invoice: 7484857 (Reference: Trustee fees and incidental expense. )	5,050.26		66,200.57
10/15/2024	100466	Breeze	Invoice: 19595 (Reference: Service Area- Amenity Mgmt.. )	1,835.00		64,365.57
10/21/2024	100467	Business Observer	Invoice: 24-03123H (Reference: Meeting on October 28, 2024. )	59.06		64,306.51
10/21/2024	100468	Gig Fiber LLC - Streetleaf	Invoice: 3308 (Reference: Emerald Blossom Bridgeport 2024. )	250.00		64,056.51
10/22/2024			Funds Transfer		70,000.00	134,056.51
10/23/2024	100469	The Pool Works of Florida, Inc	Reference: 30% of Contract for Pool Resurfacing and 30% of Contract for Pool Repair of Crack.	11,774.40		122,282.11
10/28/2024	100470	The Pool Works of Florida, Inc	Invoice: 400205(b) (Reference: Remaining 30% of Contract. )	27,473.60		94,808.51
10/28/2024	100471	Hillsborough County BOCC	Invoice: 102424-9065 (Reference: 5003 BELLA ARMONIA CIR. )	524.98		94,283.53
10/28/2024	100472	Florida Lake & Pond Care	Invoice: 25063 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE. )	1,312.65		92,970.88
10/31/2024	831		to move to correct QB cash account		48.00	93,018.88
10/31/2024	831		FY24 Excess Fees		7,768.88	100,787.76
10/31/2024	831		to move to correct QB cash account	48.00		100,739.76
10/31/2024	831		FY24 Excess Fees		1,723.15	102,462.91
10/31/2024	831		FY24 Excess Fees		2,069.37	104,532.28
10/31/2024	831		FY24 Excess Fees		1,327.43	105,859.71
10/31/2024				102,665.26	82,936.83	105,859.71
11/1/2024	836R	Lakeshore CDD	sales tax accidentally paid for Lakeshore		48.00	105,907.71
11/5/2024	110524ACH1	TECO	Reference: DG FARMS PH 3 : September 11, 2024 - October 09, 2024	1,046.22		104,861.49
11/5/2024	110524ACH2	TECO	Reference: DG FARMS, PH 1A September 11, 2024 - October 09, 2024	1,507.43		103,354.06
11/5/2024	110524ACH3	TECO	Reference: DG FARMS, PH 7/8A September 11, 2024 - October 09, 2024	1,934.52		101,419.54

**DG Farms**  
**Check Register**  
**FY 2025**

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
11/5/2024	110524ACH4	TECO	Reference: DG FARMS, PH 1B September 11, 2024 - October 09, 2024	3,203.04		98,216.50
11/5/2024	110524ACH5	TECO	Reference: 16568 EMERALD BLOSSOM BLVD September 11, 2024 - October 09, 2024	280.41		97,936.09
11/5/2024	110524ACH6	TECO	Reference: 16414 LITTLE GARDEN DR September 11, 2024 - October 09, 2024	353.32		97,582.77
11/5/2024	110524ACH7	TECO	Reference: DPGF/STE#340 16510 EMERALD BLOSSOM BL GT September 11, 2024 - October 09, 2024	356.16		97,226.61
11/5/2024	110524ACH8	TECO	Reference: 5009 BELLA ARMONIA CR September 11, 2024 - October 09, 2024	454.49		96,772.12
11/5/2024	110524ACH9	TECO	Reference: SR 674 AND US HWY01 September 11, 2024 - October 09, 2024	757.85		96,014.27
11/5/2024	110524ACH10	TECO	Reference: DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD September 11, 2024 - October 09,	775.10		95,239.17
11/5/2024	110524ACH11	TECO	Reference: DG FARMS, PH 6A September 11, 2024 - October 09, 2024	858.89		94,380.28
11/5/2024	110524ACH	TECO	Reference: DG FARMS PH 2 September 11, 2024 - October 09, 2024	1,317.84		93,062.44
11/6/2024	100473	Breeze	Invoice: 19706 (Reference: Service Area- Amenity Mgmt.. )	1,835.00		91,227.44
11/6/2024	100474	FLA DEPT. OF ECONOMIC OPPORT	Invoice: 91164 (Reference: Special District Filling Fee. )	175.00		91,052.44
11/6/2024	100475	Breeze Connected, LLC	Invoice: 4126 (Reference: Accurate Signs - Gate closed sign. ) Invoice: 4166 (Reference: Profess	3,858.34		87,194.10
11/6/2024	833		assessments collected		8,537.21	95,731.31
11/6/2024	833		restricted cash for 2014		1,893.57	97,624.88
11/6/2024	833		restricted cash for 2016		2,274.03	99,898.91
11/6/2024	833		restricted cash for 2020		1,458.71	101,357.62
11/7/2024	100476	IPFS CORPORATION	Invoice: 110124-9253 (Reference: Payment 2. )	3,904.69		97,452.93
11/7/2024	100477	STRALEY ROBIN VERICKER	Invoice: 25458 (Reference: For Professional Services Rendered Through September 30, 2024. )	213.50		97,239.43
11/7/2024	100478	NaturZone	Invoice: 712905 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		96,944.43
11/8/2024	110824ACH	Engage PEO	BOS MTG	695.90		96,248.53
11/15/2024	100479	Arbitrage Rebate Counselors LLC	Invoice: 110624 (Reference: Arbitrage Services 9/9/23-9/9/24. )	475.00		95,773.53
11/15/2024	832		assessments collected		6,903.69	102,677.22
11/15/2024	832		restricted cash for 2014		1,531.25	104,208.47
11/15/2024	832		restricted cash for 2016		1,838.91	106,047.38
11/15/2024	832		restricted cash for 2020		1,179.60	107,226.98
11/17/2024	111724ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 10/10/24 through 11/09/24	438.89		106,788.09
11/18/2024	100480	Hillsborough County BOCC	Invoice: 102324-1396 (Reference: 16550 EMERALD BLOSSOM BLVD. )	1,747.87		105,040.22
11/18/2024	100481	Site Masters of Florida	Invoice: 111424-1 (Reference: final Contract amount (\$7,500). )	7,500.00		97,540.22
11/18/2024	100482	STANTEC CONSULTING	Invoice: 2308889 (Reference: Engineering Fees for Period Ending, November 1, 2024. )	992.00		96,548.22
11/19/2024	100483	Gig Fiber LLC - Streetleaf	Invoice: 3437 (Reference: Emerald Blossom Bridge November 2024. )	250.00		96,298.22
11/19/2024	100484	Poop 911	Invoice: 6174C (Reference: 11 stations emtied/refilled. )	388.20		95,910.02
11/20/2024	100485	Breeze Connected, LLC	Invoice: 4207 (Reference: Planning & Coordination. )	2,500.00		93,410.02
11/22/2024	100486	Steadfast Environmental	Invoice: SE-25172 (Reference: Reset & staking of 17 Oaks. )	2,200.00		91,210.02
11/22/2024	100487	DC Integrations LLC	Invoice: 25113 (Reference: NEW VIKING F1 MOTOR AND ARM. )	5,300.00		85,910.02
11/22/2024	100488	Phillips Electric	Reference: Replacement of twist timer switches. https://clientname(FILLIN).payableslockbox.com/Do	659.60		85,250.42
11/22/2024	831		assessments collected		4,364.59	89,615.01
11/22/2024	831		restricted cash for 2014		968.07	90,583.08
11/22/2024	831		restricted cash for 2016		1,162.58	91,745.66
11/22/2024	831		restricted cash for 2020		745.76	92,491.42
11/27/2024	100489	Florida Lake & Pond Care	Invoice: 25181 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE CONTROL. )	1,312.65		91,178.77
11/27/2024	100490	H2 Lagoon Solutions	Invoice: 2633 (Reference: Monthly commercial pool svc. )	2,625.00		88,553.77
11/27/2024	100491	Brightview Landscape Services	Invoice: 9115280 (Reference: Landscape Maniit. )	16,103.92		72,449.85
11/29/2024	112924ACH	Engage PEO	BOS MTG	911.20		71,538.65
11/30/2024				67,227.03	32,905.97	71,538.65
12/3/2024	100492	The Pool Works of Florida, Inc	Invoice: 400251 (Reference: Delivery of Tile 50% of Contract Due Upon Delivery of Tile. )	45,580.00		25,958.65
12/3/2024	833		assessments collected		3,137.26	29,095.91

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
12/3/2024	833		restricted cash for 2014		695.85	29,791.76
12/3/2024	833		restricted cash for 2016		835.66	30,627.42
12/3/2024	833		restricted cash for 2020		536.05	31,163.47
12/3/2024			Funds Transfer		75,000.00	106,163.47
12/5/2024	120524ACH1	TECO	Reference: DG FARMS, PH 1A October 10, 2024 - November 08, 2024	1,507.43		104,656.04
12/5/2024	120524ACH2	TECO	Reference: DG FARMS, PH 7/8A October 10, 2024 - November 08, 2024	1,934.52		102,721.52
12/5/2024	120524ACH3	TECO	Reference: DG FARMS, PH 1B October 10, 2024 - November 08, 2024	3,202.52		99,519.00
12/5/2024	120524ACH4	TECO	Reference: 16414 LITTLE GARDEN DR October 10, 2024 - November 08, 2024	231.24		99,287.76
12/5/2024	120524ACH5	TECO	Reference: 16568 EMERALD BLOSSOM BLVD October 10, 2024 - November 08, 2024	489.01		98,798.75
12/5/2024	120524ACH6	TECO	Reference: 5009 BELLA ARMONIA CR October 10, 2024 - November 08, 2024	533.21		98,265.54
12/5/2024	120524ACH7	TECO	Reference: DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD October 10, 2024 - November 08, 2	778.49		97,487.05
12/5/2024	120524ACH8	TECO	Reference: DG FARMS, PH 6A October 10, 2024 - November 08, 2024	858.89		96,628.16
12/5/2024	120524ACH9	TECO	Reference: DG FARMS PH 2 October 10, 2024 - November 08, 2024	1,317.84		95,310.32
12/5/2024	120524ACH10	TECO	Reference: DPFG/STE#340 16510 EMERALD BLOSSOM BL GT October 10, 2024 - November 08, 2024	39.25		95,271.07
12/5/2024	120524ACH11	TECO	Reference: SR 674 AND US HWY01 October 10, 2024 - November 08, 2024	757.85		94,513.22
12/5/2024	100493	Hillsborough County Tax Collector	Invoice: 120424 (Reference: Property Taxes. )	61.29		94,451.93
12/5/2024	120524ACH	TECO	Reference: DG FARMS PH 3 : October 10, 2024 - November 08, 2024	1,046.22		93,405.71
12/6/2024	834		assessments collected		632,377.17	725,782.88
12/6/2024	834		restricted cash for 2014		140,262.41	866,045.29
12/6/2024	834		restricted cash for 2016		168,444.41	1,034,489.70
12/6/2024	834		restricted cash for 2020		108,051.06	1,142,540.76
12/9/2024	100494	Breeze	Invoice: 19767 (Reference: Service Area- Amenity Mgmt.. )	1,835.00		1,140,705.76
12/9/2024	100495	Brightview Landscape Services	Invoice: 9077503 (Reference: Landscape Manlt For October. )	16,103.92		1,124,601.84
12/9/2024	100496	IPFS CORPORATION	Invoice: 120324-9253 (Reference: Payment 3. )	3,904.69		1,120,697.15
12/9/2024	100497	STRALEY ROBIN VERICKER	Invoice: 25617 (Reference: For Professional Services Rendered Through October 31, 2024. )	1,038.50		1,119,658.65
12/9/2024	100498	NaturZone	Invoice: 721049 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		1,119,363.65
12/9/2024	100499	Breeze Connected, LLC	Invoice: 4213 (Reference: Holiday Inn - Meeting. ) Invoice: 4229 (Reference: Professional Manage	9,883.34		1,109,480.31
12/9/2024	100500	Phillips Electric	Invoice: 112924 (Reference: Replacement of bad breaker box and breakers. )	898.78		1,108,581.53
12/9/2024	100501	Hillsborough County BOCC	Invoice: 112724-1396 (Reference: 16550 EMERALD BLOSSOM BLVD. )	1,160.19		1,107,421.34
12/13/2024	100502	Poop 911	Invoice: 6435C (Reference: 11 stations emptied/refilled. )	388.20		1,107,033.14
12/13/2024	100503	Breeze Connected, LLC	Invoice: 4278 (Reference: Holiday Inn - Meeting. )	125.00		1,106,908.14
12/13/2024	100504	Gig Fiber LLC - Streetleaf	Invoice: 3574 (Reference: Emerald Blossom Bridge Dec 2024. )	250.00		1,106,658.14
12/13/2024	100505	DC Integrations LLC	Invoice: 25162 (Reference: NEW FABRICATED POOL GATE. )	2,260.00		1,104,398.14
12/13/2024	100506	Florida Brothers Maint & Repair LLC	Invoice: 1218 (Reference: Replaced gate handle. ) Invoice: 1219 (Reference: Insta led new black	372.34		1,104,025.80
12/16/2024	010625ACH	Hillsborough County BOCC	5003 BELLA ARMONIA CIR. 10/22-11/20/24 (paid online)	270.32		1,103,755.48
12/16/2024	100507	STANTEC CONSULTING	Invoice: 2322755 (Reference: Engineering Fees for Period Ending November 29, 2024. )	2,405.76		1,101,349.72
12/17/2024	835		assessments collected		61,124.67	1,162,474.39
12/17/2024	835		restricted cash for 2014		13,557.56	1,176,031.95
12/17/2024	835		restricted cash for 2016		16,281.60	1,192,313.55
12/17/2024	835		restricted cash for 2020		10,444.06	1,202,757.61
12/27/2024	21	Jeffrey Duzzny	BOS MTG	184.70		1,202,572.91
12/27/2024	122724ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 12/10/24 through 01/09/25	214.97		1,202,357.94
12/27/2024	122724ACH	Engage PEO	BOS MTG	726.50		1,201,631.44
12/31/2024	830		immaterial difference recon	0.01		1,201,631.43
<b>12/31/2024</b>				<b>167,882.01</b>	<b>1,263,653.73</b>	<b>1,201,631.43</b>
1/2/2025	100508	Florida Lake & Pond Care	Invoice: 25298 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE. )	1312.65		1,200,318.78

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
1/3/2025		100509 Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Invoice">https://clientname(FILLIN).payableslockbox.com/DocView/Invoice</a>	549.14		1,199,769.64
1/6/2025	010625ACH1	TECO	Reference: DG FARMS PH 3 : November 09, 2024 - December 10, 2024	1003.02		1,198,766.62
1/6/2025	010625ACH2	TECO	Reference: DG FARMS, PH 7/8A November 09, 2024 - December 10, 2024	1934.52		1,196,832.10
1/6/2025	010625ACH3	TECO	Reference: DG FARMS, PH 1B November 09, 2024 - December 10, 2024	3157.22		1,193,674.88
1/6/2025	010625ACH4	TECO	DPPG/STE#340 16510 EMERALD BLOSSOM BL GT November 09, 2024 - December 10, 2024	41.76		1,193,633.12
1/6/2025	010625ACH5	TECO	16414 LITTLE GARDEN DR November 09, 2024 - December 10, 2024	266.07		1,193,367.05
1/6/2025	010625ACH6	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD November 09, 2024 - December 10, 2024	280.64		1,193,086.41
1/6/2025	010625ACH7	TECO	16568 EMERALD BLOSSOM BLVD November 09, 2024 - December 10, 2024	588.37		1,192,498.04
1/6/2025	010625ACH8	TECO	5009 BELLA ARMONIA CR November 09, 2024 - December 10, 2024	675.45		1,191,822.59
1/6/2025	010625ACH9	TECO	SR 674 AND US HWY01 November 09, 2024 - December 10, 2024	757.85		1,191,064.74
1/6/2025	010625ACH10	TECO	DG FARMS, PH 6A November 09, 2024 - December 10, 2024	858.89		1,190,205.85
1/6/2025	010625ACH11	TECO	DG FARMS PH 2 November 09, 2024 - December 10, 2024	1264.14		1,188,941.71
1/6/2025	010625ACH12	TECO	DG FARMS, PH 1A November 09, 2024 - December 10, 2024	1445.63		1,187,496.08
1/6/2025	100510	Breeze	Invoice: 19935 (Reference: Service Area- Amenity Mgmt.. )	1835		1,185,661.08
1/6/2025	100511	Breeze Connected, LLC	Invoice: 4328 (Reference: Professional Management Services. )	3758.34		1,181,902.74
1/7/2025	834		assessments collected		185,074.27	1,366,977.01
1/7/2025	834		restricted cash for 2014		41,049.81	1,408,026.82
1/7/2025	834		restricted cash for 2016		49,297.68	1,457,324.50
1/7/2025	834		restricted cash for 2020		31,622.70	1,488,947.20
1/8/2025			Funds Transfer	111731		1,377,216.20
1/8/2025			Funds Transfer	74726		1,302,490.20
1/13/2025	100513	Brightview Landscape Services, Inc.	Invoice: 9177669 (Reference: Irrigation Inspection Repair for September 2024. )	611.2		1,301,879.00
1/13/2025	100514	Poop 911	Invoice: 6754C (Reference: 11 stations emptied/refilled. )	388.2		1,301,490.80
1/13/2025	100515	DC Integrations LLC	Invoice: 25182 (Reference: Videofied Z4 was in trouble and reporting tamper. Tech cleaned term	850		1,300,640.80
1/13/2025	100516	Brightview Landscape Services, Inc.	Invoice: 9166651 (Reference: Irrigation Inspection Repair for October 2024. )	747.24		1,299,893.56
1/14/2025	100517	Brightview Landscape Services, Inc.	Invoice: 9199734 (Reference: Install (8) 3-gallon Jasmine plants.. )	654.15		1,299,239.41
1/16/2025	100518	NaturZone	Invoice: 729189 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295		1,298,944.41
1/16/2025	100519	Hillsborough County BOCC	Invoice: 010225-1396 (Reference: 16550 EMERALD BLOSSOM BLVD. )	1559.92		1,297,384.49
1/17/2025	011725ACH	Engage PEO	BOS MTG	1341.8		1,296,042.69
1/17/2025	100520	Florida Brothers Maintenance & Repair	Invoice: 1225 (Reference: Repair and maintenance for amenity center. )	3623.75		1,292,418.94
1/17/2025	100521	DC Integrations LLC	Invoice: 25280 (Reference: NEW VIKING F1 MOTOR AND ARM. )	5300		1,287,118.94
1/21/2025	100522	STRALEY ROBIN VERICKER	Invoice: 25853 (Reference: Professional Services Rendered Through November 30, 2024. )	244		1,286,874.94
1/24/2025	012425ACH	Engage PEO	BOS MTG	1126.5		1,285,748.44
1/24/2025	100523	Brightview Landscape Services, Inc.	Invoice: 9186330 (Reference: Landscape Maint for 1/25. )	16103.92		1,269,644.52
1/24/2025	100524	Breeze Connected, LLC	Invoice: 4366 (Reference: Holiday Inn 1/13 meeting. ) Invoice: 4371 (Reference: Welch tennis - T	507.97		1,269,136.55
1/24/2025	100525	Gig Fiber, LLC - Streetleaf	Invoice: 3711 (Reference: Solar Equipment Lease. )	250		1,268,886.55
1/25/2025	012525ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 01/10/25 through 02/09/25	214.97		1,268,671.58
1/28/2025	100526	Stantec Consulting Services Inc.	Invoice: 2335670 (Reference: Engineering Fees for Period Ending January 3, 2025. ) Invoice: 2335	4641.12		1,264,030.46
1/29/2025	100527	DC Integrations LLC	Invoice: 25313 (Reference: Transformer coil for gate motor. )	500		1,263,530.46
1/29/2025	100528	Brightview Landscape Services, Inc.	Invoice: 18411861 (Reference: 5 HP Grundfos Deluxe Control Box 230v 1 PH. ) Invoice: 9213974 (Re	1611		1,261,919.46
1/31/2025	835		assessments collected		1,161.60	1,263,081.06
1/31/2025	836		immaterial recon discrepancy	0.01		1,263,081.05
1/31/2025	835		restricted cash for 2014		257.64	1,263,338.69
1/31/2025	835		restricted cash for 2016		309.41	1,263,648.10
1/31/2025	835		restricted cash for 2020		198.48	1,263,846.58
01/31/2024				246,756.44	308,971.59	1,263,846.58

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2/1/2025	100512	IPFS CORPORATION	Invoice: 010625-9253 (Reference: Payment 4. )	3,904.69		1,259,941.89
2/4/2025	100529	Breeze	Invoice: 20083 (Reference: Service Area- Amenity Mgmt.. )	1,835.00		1,258,106.89
2/4/2025	100530	Florida Lake & Pond Care	Invoice: 25413 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE. )	1,312.65		1,256,794.24
2/5/2025	020525ACH	A & K Enterprise Of Manatee, Inc	Furniture	7,236.80		1,249,557.44
2/5/2025	020525ACH	A & K Enterprise Of Manatee, Inc	Invoice: 21390 (Reference: Furniture. )	7,236.80		1,242,320.64
2/6/2025	020625ACH1	TECO	DG FARMS PH 2 December 11, 2024 - January 10, 2025	1,283.05		1,241,037.59
2/6/2025	020625ACH2	TECO	DG FARMS, PH 1A November 09, 2024 - December 11, 2024 - January 10, 2025	1,470.40		1,239,567.19
2/6/2025	020625ACH3	TECO	Reference: DG FARMS, PH 7/8A December 11, 2024 - January 10, 2025	1,916.52		1,237,650.67
2/6/2025	020625ACH4	TECO	Reference: DG FARMS, PH 1B December 11, 2024 - January 10, 2025	3,125.90		1,234,524.77
2/6/2025	020625ACH5	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT December 11, 2024 - January 10, 2025	34.70		1,234,490.07
2/6/2025	020625ACH6	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD December 11, 2024 - January 10, 2025	65.95		1,234,424.12
2/6/2025	020625ACH7	TECO	16568 EMERALD BLOSSOM BLVD December 11, 2024 - January 10, 2025	181.87		1,234,242.25
2/6/2025	020625ACH8	TECO	5009 BELLA ARMONIA CR December 11, 2024 - January 10, 2025	652.15		1,233,590.10
2/6/2025	020625ACH9	TECO	SR 674 AND US HWY01 December 11, 2024 - January 10, 2025	739.97		1,232,850.13
2/6/2025	020625ACH10	TECO	DG FARMS, PH 6A December 11, 2024 - January 10, 2025	838.65		1,232,011.48
2/6/2025	020625ACH	TECO	Reference: DG FARMS PH 3 : December 11, 2024 - January 10, 2025	1,017.33		1,230,994.15
2/7/2025	020725ACH4	TECO	16414 LITTLE GARDEN DR December 11, 2024 - January 10, 2025	21.52		1,230,972.63
2/7/2025	100531	Breeze Connected, LLC	Invoice: 4396/4410/CR4207 (Reference: CHHJ - Haul away broken pool furn, monthly management serv	3,831.50		1,227,141.13
2/7/2025	830		assessments collected		29,621.41	1,256,762.54
2/7/2025	830		restricted cash for 2014		6,570.08	1,263,332.62
2/7/2025	830		restricted cash for 2016		7,890.16	1,271,222.78
2/7/2025	830		restricted cash for 2020		5,061.26	1,276,284.04
2/10/2025	100532	Florida Brothers Maintenance & Repair	Invoice: 1236 (Reference: Repaired/Adjusted (1) chain link gate handle & Replace (1) chain link g	644.85		1,275,639.19
2/10/2025	100533	Steadfast Alliance, LLC	Invoice: SE-26131 (Reference: Removed fallen shade beam and haul off site. )	1,440.00		1,274,199.19
2/10/2025	100534	Arbitrage Rebate Counselors LLC	Invoice: 020125 (Reference: Arbitrage Services 12/23/2024-12/23/2024. )	475.00		1,273,724.19
2/10/2025	100535	US BANK	Invoice: 7627723 (Reference: Trustee fees and incidental expense. )	4,540.63		1,269,183.56
2/11/2025	100536	IPFS CORPORATION	Invoice: 020725-59253 (Reference: Payment 5. )	3,904.69		1,265,278.87
2/12/2025	100537	STRALEY ROBIN VERICKER	Invoice: 26001 (Reference: For Professional Services Rendered Through December 31, 2024. )	122.00		1,265,156.87
2/12/2025	100538	SchoolNow	Invoice: INV-SN-402 (Reference: Subscription starts: 10/1/2024-9/30/25. )	1,515.00		1,263,641.87
2/12/2025	100539	Stantec Consulting Services Inc.	Invoice: 2350300 (Reference: Engineering Fees for Period Ending January 31, 2025. )	2,385.70		1,261,256.17
2/12/2025	100540	The Pool Works of Florida, Inc	Invoice: 400282 (Reference: 100% of Completion. )	29,700.00		1,231,556.17
2/12/2025	100541	Poop 911	Invoice: 7068C (Reference: 11 stations emptied/refilled. )	388.20		1,231,167.97
2/12/2025	100542	Brightview Landscape Services, Inc.	Invoice: 9241925 (Reference: PVC Repair - irrigation Mainline 3" with a gate valve replac. )	820.00		1,230,347.97
2/12/2025	100543	Florida Fountains & Equipment, LLC	Invoice: F2024-848 (Reference: motor change from Florida Fountains & Equipment (FF&E).. )	844.00		1,229,503.97
2/12/2025	100544	DC Integrations LLC	Invoice: 25350 (Reference: New pool gate with lock TH24952. )	2,260.00		1,227,243.97
2/14/2025	021425ACH	Hillsborough County BOCC	Reference: 16550 EMERALD BLOSSOM BLVD. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Inv">https://clientname(FILLIN).payableslockbox.com/DocView/Inv</a>	2,057.79		1,225,186.18
2/17/2025	021725ACH	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR.	945.10		1,224,241.08
2/19/2025	100545	NaturZone Pest Control	Invoice: 737171 (Reference: Monthly Pest Control ServiceIncludes Monthly Billing for Annual Fire	295.00		1,223,946.08
2/19/2025	100546	H2 Lagoon Solutions	Invoice: 2675 (Reference: Commercial Pool cleaning and other maintenance. )	975.00		1,222,971.08
2/20/2025	100547	Breeze Connected, LLC	Invoice: 4454 (Reference: Holiday Inn 2.10 meeting. )	125.00		1,222,846.08
2/20/2025	100548	DC Integrations LLC	Invoice: 25390 (Reference: Monitor 3 cameras \$70 per camera per a month.. ) Invoice: 25389 (Re	3,785.00		1,219,061.08
2/21/2025	022125ACH	Engage PEO	BOS MTG 2-10-25	1,126.50		1,217,934.58
2/21/2025	100549	Gig Fiber, LLC - Streetleaf	Invoice: 3864 (Reference: DG Farms CDD - Amenity Parking_Feb 2025. )	200.00		1,217,734.58
2/24/2025	100550	Gig Fiber, LLC - Streetleaf	Invoice: 3863 (Reference: DG Farms CDD - Emerald Blossom Bridge_Feb 2025. )	250.00		1,217,484.58
2/26/2025	022625ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 02/10/25 through 03/09/25	214.97		1,217,269.61
02/28/2025				95,719.88	49,142.91	1,217,269.61

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
3/1/2025	WIRE	DG FARMS CDD C/O U S BANK	DS 2014 A-1 Tax collections FY25	208,509.40		1,008,760.21
3/1/2025	WIRE	DG FARMS CDD C/O U S BANK	DS 2016 Tax collections FY25	250,403.82		758,356.39
3/1/2025	WIRE	DG FARMS CDD C/O U S BANK	DS 2020 Tax collections FY25	160,625.09		597,731.30
3/3/2025	100551	Straley Robin Vericker		1434 1,337.16		596,394.14
3/3/2025	100551	Straley Robin Vericker	VOID: Duplicate Invoice: 26081 (Reference: For Professional Services Rendered Through January 31,			596,394.14
3/4/2025	030425ACH1	TECO	DG FARMS PH 2 January 11, 2025 - February 10, 2025	1,283.05		595,111.09
3/4/2025	030425ACH2	TECO	DG FARMS, PH 1A January 11, 2025 - February 10, 2025	1,470.35		593,640.74
3/4/2025	030425ACH3	TECO	Reference: DG FARMS, PH 7/8A January 11, 2025 - February 10, 2025	1,916.52		591,724.22
3/4/2025	030425ACH4	TECO	Reference: DG FARMS, PH 1B January 11, 2025 - February 10, 2025	3,125.90		588,598.32
3/4/2025	030425ACH7	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT January 11, 2025 - February 10, 2025	193.52		588,404.80
3/4/2025	030425ACH8	TECO	16414 LITTLE GARDEN DR January 11, 2025 - February 10, 2025	212.29		588,192.51
3/4/2025	030425ACH9	TECO	5009 BELLA ARMONIA CR January 11, 2025 - February 10, 2025	651.72		587,540.79
3/4/2025	030425ACH10	TECO	SR 674 AND US HWY01 January 11, 2025 - February 10, 2025	739.97		586,800.82
3/4/2025	030425ACH11	TECO	DG FARMS, PH 6A January 11, 2025 - February 10, 2025	838.65		585,962.17
3/4/2025	030425ACH65	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD January 11, 2025 - February 10, 2025	62.44		585,899.73
3/4/2025	030425ACH	TECO	Reference: DG FARMS PH 3 : January 11, 2025 - February 10, 2025	1,017.33		584,882.40
3/4/2025	100552	Breeze	Reference: Service Area- Amenity Mgmt..	1,835.00		583,047.40
3/4/2025	100552	Breeze	VOID (duplicate): Invoice: 20213 (Reference: Service Area- Amenity Mgmt.. )			583,047.40
3/6/2025	100553	Gig Fiber, LLC - Streetleaf	Invoice: 4001 (Reference: DG Farms CDD - Amenity Parking_March 2025. ) Invoice: 4002 (Reference:	450.00		582,597.40
3/7/2025	030425ACH5	TECO	16568 EMERALD BLOSSOM BLVD January 11, 2025 - February 10, 2025	61.34		582,536.06
3/7/2025	100554	IPFS Corporation	Invoice: 030325-59253 (Reference: Payment 6. )	3,904.69		578,631.37
3/10/2025	100555	Florida Lake & Pond Care	Invoice: 25525 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE. )	1,312.65		577,318.72
3/11/2025	031125ACH	Restaurant Furniture 4 Less	Furniture for DG Farms	3,367.12		573,951.60
3/11/2025	835		assessments collected		1,790.30	575,741.90
3/11/2025	835		restricted cash for 2014		397.09	576,138.99
3/11/2025	835		restricted cash for 2016		476.88	576,615.87
3/11/2025	835		restricted cash for 2020		305.90	576,921.77
3/12/2025	100556	Stantec Consulting Services Inc.	Invoice: 238202064 (Reference: For Period Ending: February 28, 2025. )	3,357.20		573,564.57
3/17/2025	100557	DC Integrations LLC	nvoice: 25451 (Reference: DOORKING ENTRY UNIT SCREEN. INSTALL AND TEST.. ) Invoice: 25452 (Refer	13,475.00		560,089.57
3/17/2025	100558	The Pool Works of Florida, Inc	Invoice: 400310 (Reference: Replace Motor on Pool Water Feature. )	13,282.00		546,807.57
3/19/2025	100559	H2 Lagoon Solutions	Invoice: 2698 (Reference: Commercial Pool cleaning and other maintenance. ) Invoice: 2706 (Refer	3,175.00		543,632.57
3/19/2025	100560	NaturZone Pest Control	Invoice: 745381 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		543,337.57
3/19/2025	100561	Poop 911	Invoice: 7415C (Reference: 11 stations emtied/refilled. )	97.05		543,240.52
3/19/2025	100562	Brightview Landscape Services, Inc.	Invoice: 9153027 (Reference: Landscape Maint for 12/24. )	16,103.92		527,136.60
3/19/2025	100563	Straley Robin Vericker	Invoice: 26252 (Reference: General prof Legal services. )	183.00		526,953.60
3/21/2025	032125ACH	Engage PEO	BOS MTG 3-10-25	911.20		526,042.40
3/21/2025	100564	Brightview Landscape Services, Inc.	Invoice: 9275004 (Reference: Staking of the tree on Pendola Rock with a set of 2X. )	85.00		525,957.40
3/25/2025	032525ACH	Hillsborough County BOCC	16550 EMERALD BLOSSOM BLVD.	371.34		525,586.06
3/31/2025	832		Immaterial recon difference	0.01		525,586.05
3/31/2025	836		immaterial recon difference	0.01		525,586.04
<b>03/31/2025</b>				<b>795,950.09</b>	<b>52,113.08</b>	<b>525,586.04</b>
4/1/2025	040125ach	Engage PEO	rob medonza backpack	265.30		525,320.74
4/1/2025	100565	Florida Lake & Pond Care	Invoice: 25637 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE. )	1,312.65		524,008.09
4/2/2025	040225ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 03/10/25 through 04/09/25	215.00		523,793.09
4/3/2025	100566	Breeze Connected, LLC	Invoice: 4521 (Reference: Professional Management Services. )	3,758.34		520,034.75
4/3/2025	100567	Breeze	Invoice: 20248 (Reference: Service Area- Amenity Mgmt.. )	1,835.00		518,199.75

**DG Farms**  
**Check Register**  
**FY 2025**

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
4/3/2025		100568 IPFS Corporation	Invoice: 040325-59253 (Reference: Payment 7. )	3,904.69		514,295.06
4/4/2025	040425ACH1	TECO	DG FARMS PH 2 February 11, 2025 - March 11, 2025	1,291.10		513,003.96
4/4/2025	040425ACH2	TECO	DG FARMS, PH 1A February 11, 2025 - March 11, 2025	1,478.19		511,525.77
4/4/2025	040425ACH3	TECO	Reference: DG FARMS, PH 7/8A February 11, 2025 - March 11, 2025	1,916.52		509,609.25
4/4/2025	040425ACH4	TECO	Reference: DG FARMS, PH 1B February 11, 2025 - March 11, 2025	3,142.62		506,466.63
4/4/2025	040425ACH5	TECO	16568 EMERALD BLOSSOM BLVD February 11, 2025 - March 11, 2025	45.97		506,420.66
4/4/2025	040425ACH6	TECO	16414 LITTLE GARDEN DR February 11, 2025 - March 11, 2025	316.46		506,104.20
4/4/2025	040425ACH7	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT February 11, 2025 - March 11, 2025	431.28		505,672.92
4/4/2025	040425ACH8	TECO	5009 BELLA ARMONIA CR February 11, 2025 - March 11, 2025	703.92		504,969.00
4/4/2025	040425ACH9	TECO	SR 674 AND US HWY01 February 11, 2025 - March 11, 2025	743.84		504,225.16
4/4/2025	040425ACH10	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD February 11, 2025 - March 11, 2025	801.38		503,423.78
4/4/2025	040425ACH11	TECO	DG FARMS, PH 6A February 11, 2025 - March 11, 2025	843.02		502,580.76
4/4/2025	040425ACH	TECO	Reference: DG FARMS PH 3 : February 11, 2025 - March 11, 2025	1,024.17		501,556.59
4/4/2025		100569 DC Integrations LLC	Invoice: 25374 (Reference: Gate Repair. ) Invoice: 25543 (Reference: 24/7 communication via ca	7,935.00		493,621.59
4/7/2025		831	assessments collected		21,968.85	515,590.44
4/7/2025		831	restricted cash for 2014		4,872.73	520,463.17
4/7/2025		831	restricted cash for 2016		5,851.78	526,314.95
4/7/2025		831	restricted cash for 2020		3,753.70	530,068.65
4/11/2025		100570 Chentee Tyler	VOID: VOID(stop payment put on the check): Invoice: 0002 (Reference: off duty Deputy Sheriffs Secu			530,068.65
4/11/2025		100571 Jay Meyers	Invoice: 0003 (Reference: off duty Deputy Sheriffs Security Service. )	168.00		529,900.65
4/11/2025		100572 Jamsly Duverna	Invoice: 0004 (Reference: off duty Deputy Sheriffs Security Service. )	168.00		529,732.65
4/14/2025		100573 Gig Fiber, LLC - Streetleaf	VOID: VOID(stop payment put on the check): Invoice: 4151 (Reference: DG Farms CDD - Emerald Bloss			529,732.65
4/21/2025		100574 Hillsborough County BOCC	Invoice: 032525-1396 (Reference: 16550 EMERALD BLOSSOM BLVD. )	924.60		528,808.05
4/21/2025		100575 DC Integrations LLC	Invoice: 25592 (Reference: Monitor 1 camera add on for pool entrance gate \$70 per month.. )	210.00		528,598.05
4/21/2025		100576 Brightview Landscape Services, Inc.	Invoice: 9315166 (Reference: Removal of the dead cypress tree uprooted by Hurricane Milto. )	510.00		528,088.05
4/21/2025		100577 Jamsly Duverna	Invoice: 0005 (Reference: off duty Deputy Sheriffs Security Service. )	168.00		527,920.05
4/22/2025	042225ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 04/10/25 through 05/09/25	215.00		527,705.05
4/22/2025		100578 ECS Integrations LLC	Invoice: 102461 (Reference: The gate motor needed to be powered cycled because of loose gate arm	595.00		527,110.05
4/23/2025		100579 Chentee Tyler	Invoice: 0002 (Reference: off duty Deputy Sheriffs Security Service. )	168.00		526,942.05
4/23/2025		100580 Gig Fiber, LLC - Streetleaf	Invoice: 4151 (Reference: DG Farms CDD - Emerald Blossom Bridge April 2025. ) Invoice: 4150 (Re	450.00		526,492.05
4/25/2025		100581 NaturZone Pest Control	Invoice: 753641 (Reference: Monthly pest control. )	295.00		526,197.05
4/25/2025		100582 H2 Lagoon Solutions	Invoice: 2716 (Reference: Commercial Pool cleaning and other maintenance. )	975.00		525,222.05
4/25/2025		830	assessments collected		320.94	525,542.99
4/25/2025		830	restricted cash for 2014		71.19	525,614.18
4/25/2025		830	restricted cash for 2016		85.49	525,699.67
4/25/2025		830	restricted cash for 2020		54.84	525,754.51
4/29/2025		100583 Hillsborough County BOCC	Invoice: 022425-9065 (Reference: 5003 BELLA ARMONIA CIR. ) Invoice: 032625-9065 (Reference: 5003	602.10		525,152.41
04/29/2025				37,413.15	36,979.52	525,162.41